NOTICE OF OBJECTION TO CONFIRMATION

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 has filed papers with the Court to object to the Confirmation of the Chapter 13 Plan.

<u>Your rights may be affected</u>. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the Court to object to the Confirmation of the Chapter 13 Plan, or if you want the Court to consider your views on the Objection, then on or before 04/24/2019, you or your attorney must:

File with the Court an answer, explaining your position at:

Clerk U.S. Bankruptcy Court 50 Walnut Street, 3rd Floor Newark, NJ 07102

If you mail your response to the Court for filing, you must mail it early enough so that the Court will *receive* it on or before the date stated above.

You must also mail a copy to:

Phelan Hallinan Diamond & Jones, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 MARIE-ANN GREENBERG, Trustee 30 TWO BRIDGES RD, SUITE 330 FAIRFIELD, NJ 07004

Attend the hearing scheduled to be held on 05/01/2019 in the NEWARK Bankruptcy Court, in Courtroom 3E, at the following address:

U.S. Bankruptcy Court 50 Walnut Street, 3rd Floor Newark, NJ 07102

If you or your attorney do not make these steps, the Court may decide that you do not oppose the relief sought in the Objection and may enter an Order granting that relief.

Date: April 12, 2019

/s/ Sherri J. Smith Sherri J. Smith, Esq. Phelan Hallinan Diamond & Jones, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 Tel: 856-813-5500 Ext. 47923

Fax: 856-813-5501

Email: Sherri.Smith@phelanhallinan.com

File No. 820538

Phelan Hallinan Diamond & Jones, PC 1617 JFK Boulevard Philadelphia, PA 19103 856-813-5500 FAX Number 856-813-5501 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2

In Re:

SAMUEL D MARTIN

SAMUEL D MARTIN

FOR THE DISTRICT OF NEW JERSEY
NEWARK VICINAGE

Chapter 13

Case No. 18-33134 - RG

Hearing Date: 05/01/2019

The undersigned, Phelan Hallinan Diamond & Jones, PC, attorneys for Secured Creditor, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, the holder of a Mortgage on debtors residence located at 57-59 TREACY AVE, NEWARK, NJ 07108 hereby objects to the Confirmation of the debtor's proposed Chapter 13 Amended Plan on the following grounds:

- 1. Movant is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2.
- 2. On January 23, 2019, Movant filed Proof of Claim listing pre-petition arrears in the amount of \$302,700.29.
- 3. Debtor's Amended Plan fails to cure the delinquency pursuant to 11 U.S.C. §1322(b)(5).
- 4. The Debtor's proposed Chapter 13 Amended Plan lists Movant under Part 4, Section D(1) and Part 7, Section C. Debtor is attempting to cram down Movant's secured lien by listing the total collateral value as \$125,000.00.

- 5. Movant objects to this treatment of its claim and the proposed valuation of the property under 11 U.S.C. §506., as it takes the position that the subject property value far exceeds that amount being claimed by the Debtor. An appraisal conducted on March 15, 2019 shows the property has a market value of \$165,000.00. A copy of the appraisal is attached hereto and made a part hereof as "Exhibit A".
- 6. Movant objects to Debtor's Amended Plan as it is underfunded. Debtor's Plan should be amended to fully fund the arrears owed to Movant. Confirmation of Debtor's proposed Plan should be denied.
- 7. Movant requests that the confirmation of Debtor's Chapter 13 Amended Plan be denied in its entirety.

WHEREFORE, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 respectfully requests that the Confirmation of Debtor's Amended Plan be denied.

/s/ Sherri J. Smith Sherri J. Smith, Esq. Phelan Hallinan Diamond & Jones, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 Tel: 856-813-5500 Ext. 47923

Fax: 856-813-5501

Email: Sherri.Smith@phelanhallinan.com

Dated: April 12, 2019

Exhibit A

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Property Appraisal Report



	he purpose of this summary appraisal report is to	provide the lender/client with an accurate, and a			
	Property Address 57-59 Treacy Ave	Owner of Dublic December Occurs	City Newark	State	<u> </u>
	Borrower Samuel Martin Legal Description Block: 2654 Lot: 28		uel Martin	Coun	y Essex
S	Assessor's Parcel # 14-02654-0000-0002		Tax Year 2018	R F	Taxes \$ 7072
В	Neighborhood Name Newark	-0	Map Reference 9-H-12		us Tract 0041.00
J	Occupant Owner Tenant Vac	cant Special Assessments \$ 0		PUD HOA\$	
E	<u> </u>	Leasehold Other (describe)			
T	Assignment Type Purchase Transaction	Refinance Transaction X Other (descr	ibe) Asset Valuation - Loss	Mitigation	
	Lender/Client Wells Fargo Bank NA	Address 1 Home	Campus, 4th Floor, Des Mo	ines, IA 50328	
		or has it been offered for sale in the twelve mont	hs prior to the effective date of this	appraisal?	Yes 🗷 No
	Report data source(s) used, offering price(s), an	id date(s).			
	GSMLS and available FSBO sites				
_	I did did not apply to the contract for co	us for the cubicat numbers transaction. Explain t	ha regulte of the analysis of the con	tract for cala or why t	he analysis was not norfermed
С	I did did not analyze the contract for sa	le for the subject purchase transaction. Explain t	ne results of the analysis of the con	tract for sale or wny t	ne analysis was not performed.
0					
N	Contract Price \$ Date of Contract	ract Is the property seller the c	wner of public record?	s No Data Sou	rce(s)
I R	Is there any financial assistance (loan charges,	sale concessions, gift or downpayment assistance			
Α	If Yes, report the total dollar amount and describ	be the items to be paid.			
С					
Τ					
	Note: Race and the racial composition of t	he neighborhood are not appraisal factors			
	Neighborhood Characteristics	2-4 Unit Hous	ing Trends	2-4 Unit Ho	using Present Land Use %
	Location 🗷 Urban 🗌 Suburban 🔲 Rui	ral Property Values Increasing	▼ Stable □ Declining	PRICE	AGE One-Unit 25 %
N	Built-Up ▼ Over 75% ☐ 25-75% ☐ Un	der 25% Demand/Supply Shortage	▼ In Balance Over Supply	\$(000)	(yrs) 2-4 Unit 68 %
E	Growth Rapid Stable Slo	w Marketing Time X Under 3 mths	3-6 mths Over 6 mths	20 Low	0 Multi-Family 2 %
Ġ	Neighborhood Boundaries			805 High	200 Commercial 5 %
Н	Springfield Ave is North, Rt 78 is South, Eliza	abeth Ave is East, Grove St is West.		250 Pred.	100 Other %
В О	Neighborhood Description				•
R		y owner occupied residential market area mad	le un of detached single family ar	nd 2-4 family homes	Commercial and retail support
Н	services are located within a 2 mile radius ar	nd situated on major North-South and East-W			
0	rail, bus, or automobile. Public school system	n is considered adequate.			
D	Market Conditions (including support for the abo	ve conclusions)			
	See Attached Addendum	,			
	Dimensions 37 x 111	Area 4107 sf	Shape Rectangu	lar Vie	w Residential
	Specific Zoning Classification R-2		Second Residence District		
	<u> </u>		ning Illegal (describe)		
		as improved (or as proposed per plans and speci	<u> </u>	🗶 Yes 🗌 N	o If No, describe.
_	See Attached Addendum		·		
S	Utilities Public Other (describe)	Public Other (d	<u> </u>	ff-site Improvemen	
T	Electricity X	Water X		reet Bit Concre	te 🗶 🗌
Ε	Gas X	Sanitary Sewer 🗶		ley None	FFMA Man Data 20/04/0007
	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typica	X No FEMA Flood Zone X Il for the market area?	FEMA Map # 34013C01 o If No, describe	52F	FEMA Map Date 06/04/2007
		Il factors (easements, encroachments, environme			es 🗶 No If Yes, describe
	,	•	ental conditions, land uses, etc.):		s 🛌 NO II Tes, describe
	No adverse site conditions or external factors	s noted.			
	General Description	Foundation	Exterior Description mat	erials/condition	Interior materials/condition
	Units Two Three Four	Concrete Slab Crawl Space	Foundation Walls Brick/A	/g	Floors Hardwood/Avg
	Accessory Unit (describe below)	▼ Full Basement Partial Basement	Exterior Walls Wood/Poo	or	Walls Plaster/Fair
	# of Stories 3 # of bldgs. 1	Basement Area 1354.7 sq. ft.	Roof Surface Asphalt Sh	ingle/Poor	Trim/Finish Wood/ Avg
١.	Type X Det. Att. S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts Alu	minum/Fair	Bath Floor Ceramic/ Avg
M	X Existing Proposed Under Const.	Outside Entry/Exit Sump Pump	Window Type Double Hu	ng/ Avg	Bath Wainscot Plaster/Fair
P	Design (Style) 2 Family	Evidence of Infestation	Storm Sash/Insulated No	Yes/Avg	Car Storage
R	Year Built 1907	☐ Dampness ☐ Settlement	Screens None		▼ None
O V	Effective Age (Yrs) 25	Heating/Cooling	Amenities	i	Driveway # of Cars 0
Ē	Attic None	☐ FWA ☐ HWBB ☐ Radiant	Fireplace(s) # 0 W	oodStove(s) # 0	Driveway Surface Asphalt/ Avg
М	☐ Drop Stair ☐ Stairs	X Other Radiator Fuel Gas	Patio/Deck None Fe	nce	Garage # of Cars 0
N.	Floor Scuttle	Central Air Conditioning	Pool None X Po	orch Open/Encl	Carport # of Cars 0
T	☐ Finished ☐ Heated	☐ Individual ※ Other None	Other None		☐ Att. ☐ Det ☐ Built-in
S	# of Appliances Refrigerator 3 Range/O	Oven 3 Dishwasher 0 Disposal	0 Microwave 0 Wash	er/Dryer 0 Ot	her (describe) None
	Unit # 1 contains: 5 Rooms	2 Bedroom(s)		Square Feet of Gro	ss Living Area
	Unit # 2 contains: 5 Rooms	3 Bedroom(s)		Square Feet of Gro	-
	Unit # 3 contains: Rooms	Bedroom(s)	Bath(s)	Square Feet of Gro	
	Unit # 4 contains: Rooms	Bedroom(s)	Bath(s)	Square Feet of Gro	
	Additional features (special energy efficient item		.,		<u> </u>
	Double hung windows, hardwood floors, 2 po				
	Describe the condition of the property (including	needed repairs, deterioration, renovations, remo	odeling, etc.).		
	See Attached Addendum		J. /		
					

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Praperty, Appraisal Report

	None observe					e conditions	that affec	t the liv	vability,	Soundne	SS, UI SIIUCIUIA	rintegrit	y or th	e prope	erty?	<u> </u>	es 🔼	INO IT	Yes, d	escribe	
M P	None observe	eu, see III	mung (Jorialii	ons nu	mber 5.															
R O	Does the prope	erty gener	ally cor	ıform to	o the n	eiahborhoo	d (function	al utilit	v. style.	condition	ı. use. construc	tion etc	:)?			▼ Yes [□ No	If No. d	lescribe	<i>j</i>	
V E		property g	eneral	ly conf	forms t	o the neigh	•		<i>y</i> . <i>y</i> .		competitive n			s of sty	/le, size, o						tional utility
M E	and other ma	iretable	ана ар	peami	y leatu	163.															
N Is the property subject to rent control?																					
S	The following p	properties	represe	ent the	most c	urrent, simi	ar, and pr	oximat	e comp	arable rei	ntal properties	to the su	ıbject	oropert	y. This an	alysis is intend	ded to s	upport t	he		
	opinion of the r		nt for the		ect prop			COM	ΛΡΔΡΔΙ	BLE REN	 ΤΔΙ # 1		COM	ΡΔΡΔΡ	SLE RENT	ΔΙ # 2		COME	ΔΡΔΡ	LE RENT	ΔΙ # 3
	Address	VL	57-59	Treac		· I	62 Tr	reacy A		JEE KEN	IAL # 1	17-19			LL IXLIVI	AL # Z	85-87	7 Osbo			AL # 3
	Proximity to sub	niect	Newa	rk		NJ 0710		Newark NJ 07108 0.03 miles SE			Newa		SW/	N	J 07108	Newa	rk niles S'	١٨/	N	J 07108	
	Current Monthly		\$				0) <u></u>	\$	1800	0.001		,,,	\$	2200	0.001		••	\$	1000
C	Rent/Gross Bld Rent Control	g. Area	\$ Y	es [X No	0.00 sq.	ft.	es [X No	\$	0.58 sq. ft.	☐ Ye	es	X No	\$	0.81 sq. ft.	П	es [X No	\$	0.28 sq. ft.
_	Data Source(s)		Inspe	ction					505770)				170026	5			_S# 35			
A	Date of Lease(s	s)	Unkn	own dentia	 al			h to Mo dentia				Month					_	to Mo dential			
A B	Actual Age		112				112					102					119				
L	Condition Gross Building	Area	C5 3588				C5 3106					C5 2732					C4 3621				
D	Unit Breakdowr	1		m Cou		Size		m Cou		Size	Monthly Rent		m Cou		Size	Monthly Rent		Rm Cou		Size	Monthly Rent
E	Unit # 1		Tot 5	Br 2	1.0	Sq. Ft. 135	5 5	Br 2	1.0	Sq. Ft. 1303	\$ 900	Tot 5	<u>Br</u> 3	1.0	Sq. Ft. 1366	\$ 1200	Tot 7	Br 2	1.0	Sq. Ft. 1435	\$ 1000
T	Unit # 2		5	3	1.0	136	2 5	2	1.0	1303	1	5	3	1.0	1366	*	10	4	2.0	2186	
L	Unit # 3 Unit # 4						+				\$					\$					\$
D A	Utilities Include	d	Wate	r, Hea	t		Wate	r				Water	-				Water	, Heat			
T																					
	Analysis of ren The rental val										· ·	•			. ,						and display
	potential rents unit.																				
9	Rent Schedu			r must	recond	ile the appl	cable indi	cated n	nonthly		·	an opini	on of t	he mar	ket rent fo						
S U B	Rent Schedu		.eases	r must ease D		ile the appl	icable indi	cated n	,		ents to provide	<u> </u>		he mar	ket rent fo		inion C			nt	Total
U B J	Unit #	L Begii	eases Le n Date	ease D	ate End	Date	Unfi	icated n	Per	Actua Unit Fi	·		Total Rents	_	Unft	Op Per L urnished	inion C		et Rei		Total Rents
U B J E C		L	eases Le n Date e	ease D	ate	Date e			Per	Actua Unit	al Rent		Total	he mar		Op Per U	inion C	of Mark	et Rei	**************************************	
UBJECT	Unit # 1 2 3	Begii Relativ	eases Le n Date e	ease D	ate End Relativ	Date e	Unfi		Per ed 0	Actua Unit Fi	al Rent		Total	0	Unft	Op Per U urnished 900	inion C	of Mark	et Rei		Rents 900
U B J E C	Unit # 1 2	Begii Relativ Relativ	eases Le n Date e	ease D	ate End Relativ	Date e	Unfi	urnishe	Per ed 0	Actua Unit Fi	al Rent		Total	0 0	Unfu \$	Op Per U urnished 900	Jnit \$	of Mark	et Rei		Rents 900
UBJECT RE	Unit # 1 2 3 4	Begii Relativ Relativ	eases Le n Date e e	ease D	eate End Relative	Date e	Unfi	urnishe ual Mon	Per ed 0 0	Actua Unit Fi	al Rent	\$	Total	0 0	Unfu \$ Total Gros	Op Per L urnished 900 900	Jnit \$	of Mark	et Rei	\$	900 900
UBJECT RENT S	Unit # 1 2 3 4 Comment on let	Beglin Relativ Relativ ease data	Leases Lean Date e e	R R	End Relative Relative	Date e e	Unfo \$ Total Actu Other Mor Total Actu	urnishe ual Mon nthly Inc ual Mon	Per ed 0 0 0 onthly Re ncome (inthly Inc	Actual Unit File \$ Interpretation Interpret	al Rent urnished	\$ \$ \$ \$ \$	Total Rents	0 0 0	Unfo \$ Total Gross Other Moo Total Estin	Per L urnished 900 900 ss Monthly Rei nthly Income (i	sinion C Jnit \$ ant temize)	Furnis	et Rei	\$	900 900
UBJECT RENT SCHE	Unit # 1 2 3 4 Comment on le	Begin Relativ Relativ ease data a provided in estimate	eases Len Date e e d to the	ease D	elativo	Date e e lectric	Unfo \$ Total Actu Other Mor Total Actu Water	ual Monnthly Incual Mon	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit FI \$ Interpretation of the content of the c	urnished	\$ \$ \$ \$ \$	Total Rents	0 0	Unfo \$ Total Gross Other Moo Total Estin	Per Lurnished 900 900 900 ss Monthly Renthly Income (i	sinion C Jnit \$ ant temize)	Furnis	et Rei	\$ \$ \$	900 900 1800
UBJECT RENT SCH	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a	Begin Relativ Relativ Relativ asse data a provided in estimate actual or each determinent actual or e	Leases Lean Date e e e d to the mated re estimate are at the	R R R	eate End Relative Relative aiser. E ts and c	Date e e lectric X other month	Unfo \$ Total Actu Other Mor Total Actu Water X ly income	ual Mon nthly Industrial Mon Sewer (includiction)	Per ed 0 0 0 onthly Re ncome (inthly Income	Unit Full \$ Int Interest in the second property the both property in the second propert	urnished	\$ \$ \$ \$ \$ e X 1	Total Rents	O O O collection	Unfu \$ Total Gros Other Mor Total Estin	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe)	Jnit \$ temize) Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHED	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a	Begin Relativ Relativ Relativ asse data a provided in estimate actual or each determinent actual or e	Leases Lean Date e e e d to the mated re estimate are at the	R R R	eate End Relative Relative aiser. E ts and c	Date e e lectric X other month	Unfo \$ Total Actu Other Mor Total Actu Water X ly income	urnishe ual Mon nthly Industrial Mon Sewer (includiction)	Per ed 0 0 0 onthly Re ncome (inthly Income	Unit Full \$ Int Interest in the second property the both property in the second propert	al Rent urnished Oil Cabl perty) h legal rental	\$ \$ \$ \$ \$ e X 1	Total Rents	O O O collection	Unfu \$ Total Gros Other Mor Total Estin	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe)	Jnit \$ temize) Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDUL	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a	Begin Relative Relati	Leases Leases Lean Date e e e d d to the asterdard recestimated	R R R	eate End Relative Relative aiser. Es and corket rereding into	Date e e lectric 🗶	Unfo	urnishe ual Mon ual Mon Sewe (includi	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit Fi \$ nt ttemize) come Gas conal prop y the bot o informa	al Rent urnished Oil Cabl perty) h legal rental	\$ \$ \$ units. Fmay not	Total Rents	O O O collection	Unfu \$ Total Gros Other Mor Total Estin	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe)	Jnit \$ temize) Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDUL	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a	Begin Relative Relati	Leases Leases Lean Date e e e d d to the asterdard recestimated	R R R	eate End Relative Relative aiser. Es and corket rereding into	Date e e lectric 🗶	Unfo	urnishe ual Mon ual Mon Sewe (includi	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit Fi \$ nt ttemize) come Gas conal prop y the bot o informa	Oil Cable Deerty) h legal rental tion provided in the case of the	\$ \$ \$ units. Fmay not	Total Rents	O O O collection	Unfu \$ Total Gros Other Mor Total Estin	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe)	Jnit \$ temize) Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDUL	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha	Begin Relativ Relativ Relativ asse data a provided and in estimated and rents and reoper	Leases Le	R R R R R R R R R R R R R R R R R R R	eate End Relative Relative aiser. Ets and corket rereding into	Date e e lectric X other month hts. Relatiformation t	Unfo	ual Monnthly Incual Mon Grand	Per ed 0 0 0 onthly Re income (inthly Income cer inthly Income r occupand the property	Unit Fi s nt ttemize) come Gas conal property the bote information of the company of the comp	Oil Cabl perty) h legal rental tion provided i	\$ \$ \$ units. Fmay not	Total Rents	0 0 0 0 0 collection	Unfo	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe) nts are collect	Jinion C Jinit \$ Int Int Interpretation Income Income Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDULE	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a	Begin Relativ Relativ Relativ asse data a provided in estimate actual or of the did not re	Leases Le	R R R R R R R R R R R R R R R R R R R	eal any	Date e e lectric X other month hts. Relatiformation t	Unfo	ual Monnthly Incual Mon Grand	Per ed 0 0 0 onthly Re income (inthly Income cer inthly Income r occupand the property	Unit Fi s nt ttemize) come Gas conal property the bote information of the company of the comp	Oil Cable Deerty) h legal rental tion provided in the case of the	\$ \$ \$ units. Fmay not	Total Rents	0 0 0 0 0 collection	Unfo	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe) nts are collect	Jinion C Jinit \$ Int Int Interpretation Income Income Income Income	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDULE P	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research	Begin Relative Relati	Leases Le	R R R R R R R R R R R R R R R R R R R	eal any	Date e e lectric 🗶 other month nts. Relativiformation t	Unfo	ual Monnthly Incual Mon (including owner raiser and ubject purple)	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit Final State of the state	Oil Cabl perty) h legal rental tion provided i	\$ \$ \$ units. Fmay not	Total Rents Frash of Per un nece	0 0 0 0 collection it 1 ten	Unfo	Per L Jurnished 900 900 ss Monthly Rea Anthly Income (i mated Monthly ther (describe) hts are collect of this apprais	Jinion C Jinit \$ substitute the substitute of t	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDULE PRI	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha	Begin Relative Relati	Leases Leases Lean Date e e e atelorers	RR R R R R R R R R R R R R R R R R R R	eal any	Date e e lectric X other month ots. Relatiformation t	Unfo	ual Monnthly Industrial Mon (includice owner raiser and ubject pure of the res of the re	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit Fitemize) Frome Gas Gas Ganal prop y the bote informate and comment to the comment of the c	I Rent urnished Oil Cabl perty) h legal rental tion provided in parable sales. y for the three les for the year	\$ \$ \$ \$ e X 1 units. Fmay not	Total Rents Frash of the control of the data	0 0 0 0 0 collection it 1 tenssarily	Unforms Total Gross Other More Total Estimation	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe) nts are collect	Jinion C Jinit S Jinit Int Int Interpretation Income Inc	Furnis	shed	\$ \$ \$ \$ \$	900 900 1800
UBJECT RENT SCHEDULE PRIOR	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less that I did My research Data source(s) My research Data source(s) Report the resu	Begin Relativ Relativ Relativ Relativ asse data a provided of the estimate and rents	Leases Le	RR R R R R R R R R R R R R R R R R R R	eal any	Date e e lectric other month hts. Relatiformation t prior sales prior sales is of the pri	Unfo	ual Monnthly Industrial Mon (includice owner raiser and ubject pure of the res of the re	Per ed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unit Fit stemize) come Gas comal propertions and come ct propertions arable sa	I Rent urnished Oil Cabl perty) h legal rental tion provided in parable sales. y for the three les for the year	\$ \$ \$ \$ units. Fmay not If not, experience of the prior to arable sa	Total Rents Frash of the control of the data	0 0 0 0 0 collection it 1 tenses arily he effective the effective that end is a second to the effective that	Unforms \$ Total Gross Other More Total Esting On One ant no reached correct ctive date ale of the one Iditional present the correct Iditional present the correct Iditional present the correct Iditional present the correct	Per L urnished 900 900 ss Monthly Rei nthly Income (i mated Monthly ther (describe) nts are collect	Jinion C Jinit S Jinit Int Int Interpretation Income Inc	Furnis he sub	ject pro	\$ \$ \$ \$ \$	Rents 900 900 1800 1800 Fenants
UBJECT RENT SCHEDULE PRIOR SALE	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research Data source(s) Report the resu	Begin Relativ Relativ Relativ Relativ asse data a provided of the provided of	eases Le n Date e e e d to the nated re estimate re at the attive in did record research	RR R R R R R R R R R R R R R R R R R R	eal any SMLS analys	Date e e e lectric X other month other mon	Unifi Total Actu Other Mor Total Actu Water Ly income ves of the or the app or transfer or transfer or sale his BJECT	ual Monnthly Industrial Mon (includice owner raiser and ubject pure of the res of the re	Per ed 0 0 0 on the subject the subject of the subj	Unit Final State of the state	I Rent urnished Oil	\$ \$ \$ \$ units. Fmay not If not, experience of the prior to arable sa	Total Rents Frash of Per unit neces Explain the data alles (re	0 0 0 0 collection it 1 ten	Unforms Total Gross Other Moor Total Estin on O ant no reciple correct ctive date ale of the or Iditional promote the correct MPARABI	Per L Jurnished 900 900 SS Monthly Rea Anthly Income (i mated Monthly ther (describe) Ants are collect of this apprais comparable sa ior sales on pa LE SALE # 2	Jinion C Jinit \$ Interpretation of the content of	Furnis he sub	iject pro	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Rents 900 900 1800 1800 ALE # 3
UBJECT RENT SCHEDULE PRIOR SALE HI	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research Data source(s) Report the resu	Begin Relativ Relativ Relativ Relativ asse data a provided of the stim actual or a cooper of the little of the li	eases Le n Date e e e d to the attention and the control of the co	RR R R R R R R R R R R R R R R R R R R	eal any SMLS analys	Date e e e lectric X other month other mon	Unifi Total Actu Other Mor Total Actu Water Ly income ves of the or the app or transfer or transfer or sale his BJECT	ual Monnthly Industrial Mon (includice owner raiser and ubject pure of the res of the re	Per ed 0 0 0 on the subject of the s	Unit Final State of the state	I Rent Urnished Oil	\$ \$ \$ \$ units. Fmay not If not, experience of the prior to arable sa	Total Rents Frash of the Per unit in neces Explain the data the	0 0 0 0 collection it 1 ten	Unforms Total Gross Other More Total Estimate on Occurred Continued to the control of the cont	Per L Jurnished 900 900 SS Monthly Rea Anthly Income (i mated Monthly ther (describe) Ants are collect of this apprais comparable sa ior sales on pa LE SALE # 2	Inion Country Juit Int Int Itemize) Income Incom	Furnis he sub	DMPAR	\$ \$ \$ pperty. \(\)	Rents 900 900 1800 1800 ALE # 3
UBJECT RENT SCHEDULE PRIOR SALE HIST	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research Data source(s) Report the resu Date of Prior S Price of Prior S Data Source(s)	Begin Relative Relati	Leases Lean Date e e e e d d to the attention are at the record d did record record record research	RR R R R R R R R R R R R R R R R R R R	eal any SMLS analys GSMLS 23/15/2	Date e e lectric X other month other month other mation t other month other mo	Unifi Total Actu Other Mor Total Actu Water Yes of the or the appropriate or transfer or transfer or sale his BJECT	ual Mon Inthly Indual Mon Sewe (includiction owner raiser and the result of the result)	Per ed 0 0 0 0 on the subject of the	Unit File Unit File Int Int Interpret Int Interpret Int Int Interpret Int Int Int Int Int Int Int Int Int In	I Rent Urnished Oil	\$ \$ \$ \$ units. Fmay not If not, experience of the prior to arable sa	Total Rents Frash of the Per unit in neces Explain the data the	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unforms Total Gross Other More Total Estimate on Occurred Continued to the control of the cont	Per L Jurnished 900 900 SS Monthly Rea Anthly Income (i mated Monthly ther (describe) Ants are collect of this apprais comparable sa ior sales on pa LE SALE # 2	Inion Country Juit Int Int Itemize) Income Incom	Furnis CCC GSSML	DMPAR	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Rents 900 900 1800 1800 ALE # 3
UBJECT RENT SCHEDULE PRIOR SALE HISTOR	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research Data source(s) Report the resu Date of Prior S Price of Prior S Data Source(s) Effective Date Analysis of prior	Begin Relative Relati	Leases Le	RR	eal any SMLS analys	Date e e e lectric X other month other month other mation t ansfer histor prior sales prior sales sis of the pri SU S/ Tax Re 2019 e subject pro o transfer of	Unifi Total Actu Other Mor Total Actu Water Ivincome Ives of the app or transfel or transfel or sale his BJECT cords	ual Monnthly Inual Mon Sewe (including owner raiser and including owner rai	Per ed 0 0 0 0 on the subject of the	unit Fi temize) come Gas conal prop y the bote informa and com ct propert arable sa ject proper COMP/ MLS/ Ta 15/2019 ales	I Rent Urnished Oil	\$ \$ \$ \$ units. F may not If not, ex prior to rable sa # 1	Total Rents Frash of Per un recee Explain the data of the data o	0 0 0 0 0 0 collection it 1 ten ssarily he effect of size of SMLS 3/15/2	Unforms \$ Total Gross Other More Total Estir On	Per L urnished 900 900 ss Monthly Rer nthly Income (i mated Monthly ther (describe) nts are collect tt. of this apprais comparable sa ior sales on pa LE SALE # 2	inion C Jnit S Jnit Int Int Interpretation Income	Furnis CC GSMLS 33/15/2	ject pro	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Rents 900 900 1800 1800 ALE # 3
UBJECT RENT SCHEDULE PRIOR SALE HISTO	Unit # 1 2 3 4 Comment on let No lease data Utilities include Comments on a The forecaste were less tha I did My research Data source(s) My research Data source(s) Report the resu Date of Prior S Price of Prior S Data Source(s) Effective Date of Analysis of prior A review of co	Begin Relative Relati	Leases Le	RR	eal any SMLS analys	Date e e e lectric X other month other month other mation t ansfer histor prior sales prior sales sis of the pri SU S/ Tax Re 2019 e subject pro o transfer of	Unifi Total Actu Other Mor Total Actu Water Ivincome Ives of the app or transfel or transfel or sale his BJECT cords	ual Monnthly Inual Mon Sewe (including owner raiser and including owner rai	Per ed 0 0 0 0 on the subject of the	unit Fi temize) come Gas conal prop y the bote informa and com ct propert arable sa ject proper COMP/ MLS/ Ta 15/2019 ales	I Rent Urnished Oil Cabl Derty) In legal rental tion provided in parable sales. The parable sales are the year and comparable sales. ARABLE SALE are Records	\$ \$ \$ \$ units. F may not If not, ex prior to rable sa # 1	Total Rents Frash of Per un recee Explain the data of the data o	0 0 0 0 0 0 collection it 1 ten ssarily he effect of size of SMLS 3/15/2	Unforms \$ Total Gross Other More Total Estir On	Per L urnished 900 900 ss Monthly Rer nthly Income (i mated Monthly ther (describe) nts are collect tt. of this apprais comparable sa ior sales on pa LE SALE # 2	inion C Jnit S Jnit Int Int Interpretation Income	Furnis CC GSMLS 33/15/2	ject pro	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Rents 900 900 1800 1800 ALE # 3

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Praperty: Appraisal Report

comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 135000 There are to \$ 225000 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 95000 There are 14 to \$ 235000 COMPARABLE SALE # 1 COMPARABLE SALE # 3 **FEATURE SUBJECT** COMPARABLE SALE # 2 57-59 Treacy Ave 888 S 18th St 85-87 Osborne Ter Address 62 Treacy Ave Newark, NJ 07108 Newark, NJ 07108 Newark, NJ 07108 Newark, NJ 07108 0.03 miles SE 0.55 miles NW 0.38 miles SW Proximity to subject 235000 Sales Price 165000 150000 Sales Price/Gross Bldg.Area 0.00 sq. ft. 53.12 sq. ft. 49.23 sq. ft. 64.90 sq. ft. \$ \$ Gross Monthly Rent \$ \$ \$ \$ 0 1800 1700 2400 Gross Rent Multiplier 88.24 97.92 91.67 Price Per Unit \$ \$ 82500 \$ 75000 \$ 117500 \$ \$ Price Per Room \$ 15000 15000 \$ 16786 \$ Price Per Bedroom \$ 41250 37500 \$ 47000 Yes X No X No X No X No Yes Yes Yes Rent Control Data Source(s) GSMLS Clsd # 3505770 GSMLS Clsd # 3485278 8 Dom GSMLS Clsd # 3516788 1 Dom Verification Source(s) Tax Records, Deed, Assessor Tax Records, Deed, Assessor Tax Records, Deed, Assessor **DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION** DESCRIPTION +(-) \$ Adjustments +(-) \$ Adjustments +(-) \$ Adjustments Sales or Financing ArmLth **RFO** ArmLth Concessions Cash;0; Cash;0; Date of Sale/Time s12/18;c10/18 s09/18;c07/18 s02/19;c11/18 Location Residential Residential Residential Residential Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple 0 Site 4107 sf 4107 sf 3800 sf 7500 sf View Residential Residential Residential Residential Design (Style) 2 Family 2 Family 2 Family 2 Family Quality of Construction Q4 Q4 Q4 Q4 Actual Age 112 107 0 119 0 112 C6 -47000 C₅ C5 15000 C4 Gross Building Area 3588 3106 7230 3047 8115 3621 0 Baths Total **Bdrms** Baths Total **Bdrms** Baths Total Bdrms Total **Bdrms** Baths Unit Breakdown Unit #1 5 1.0 6 1.0 0 5 1.0 0 1.0 0 Unit # 2 5 1.0 1.0 0 5 1.0 0 7 1.0 0 3 5 Unit #3 Unit #4 0 **Basement Description** Full / Unfinished Full / Unfinished Full / Unfinished Full / Finished **Basement Finished Rooms** None None Rec Rm -5000 **Functional Utility** Average Average Average Heating/Cooling No Heat Radiators/None -10000 No Heat Radiators/None -10000 Energy Efficient Items Windows Windows Windows Windows Parking On/Off Site 0 1 Car Driveway On Street 1 Car Driveway 0 1 Car Driveway 0 Porch/Patio/Deck 2 Porch 2 Porch Porch 0 2 Porch Finished 3rd floor **X** + ____+ Net Adjustment (Total) 2770 23115 62000 154 % Net Adj -1.7 % Net Adi Net Adj -26 4 % Adjusted Sale Price 10.4 % 15.4 % of Comparables Gross Adj \$ 162230 Gross Adj 173115 Gross Adj 26.4 % 173000 Adj. Price Per Unit (Adj. SP Comp/ # of Comp Units) \$ \$ 81115 \$ 86558 86500 Adj. Price Per Room (Adj. SP Comp/ # of Comp Rooms) \$ \$ 14748 \$ 17312 12357 Adj. Price Per Bedrm (Adj. SP Comp/ # of Comp Bedrooms) \$ \$ \$ 40558 43279 34600 Value Per Unit 85000 X 2 Units = \$ 170000 Value Per GBA \$ 50 Χ 3588 GBA = 179400 Value Per Rm. 17000 X 10 Rooms = \$ 170000 Value Per Bdrms. 35000 X Bdrms. = 175000 Summary of Sales Comparison Approach including reconciliation of the above indicators of value See Attached Addendum Indicated Value by Sales Comparison Approach \$ 165000 Total gross monthly rent \$ 1800 X gross rent multiplier (GRM) 95 = \$ 171000 Indicated Value by the Income Approach Comments on income approach including reconciliation of the GRM All 5 closed comparables grm's were weighted in the income approach with the greatest weight applied to comparable 3 with the comparable gba and bedroom count. Sales Comparison Approach \$ 165000 Income Approach \$ 171000 Cost Approach (if developed) \$ 281100 Most consideration for final value estimate is applied to the sales comparison approach which is considered to be the most applicable and least subjective indicator of value. The and cost approach support the final opinion of value This appraisal is made **x** "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, up subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or up subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is 165000 as of 03/15/2019 , which is the date of inspection and the effective date of this appraisal. Freddie Mac Form 72 March 2005 Fannie Mae Form 1025 March 2005

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential (Income Property Appraisal Report

	The state of the s	Tay Prais			
	Neighborhood: The subject is located in a residential neighborhood in an area of mixed style and size house	es and is readily accessible to all	services and	amenities.	
	Sales comparison: The comps used are the most recent and similar sales available from recognized sources at All comps, as adjusted, are good indicators of market value. Appraiser has reported adjustr between the subject property and the comparable sales from market abstraction. All adjust Some comp photos are from appraiser's files.	nents to the comparable sales th	at reflect the m	narket's reaction to the diffe	erences
	Intended user: The intended user of this appraisal report is the Lender/Client. The intended use is to evalu subject to the stated scope of work, purpose of the appraisal, reporting requirements of this identified by the appraiser.				
4	Cost approach: The cost estimate is based on marshall & swift cost analysis, local builders and tradesmen eintended use of providing additional approach to value for purposes of determining market vapproach or portions thereof by any other use, such as determining an insurance value, is not rely upon the cost approach or some portion thereof, the appraiser advises against this as	alue in underwriting the loan for out on the loan for out of anticipated by the appraiser, r	mortgage finar nor is it an inter	ncing purposes. Reliance u	pon this
)	Scope of work: The appraisal report is based on a physical inspection of the neighborhood, subject property an influence on the value of the property. The valuation process includes an exterior inspect normal course of business for comparison purposes.				
;					
1					
	COST APPROACH TO VALUE (I	not required by Fannie Mae)			
ľ	Provide adequate information for the lender/client to replicate the below cost figures and calculation				
	Support for the opinion of site value (summary of comparable land sales or other methods for esting Site value was supported from land sales, tax assessments, knock down sales.	nating site value)			
Γ.		Т			
١.	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE			\$ 30000
	Source of cost data M & S Manual/Local Builders	Dwelling 3588	Sq. Ft. @ \$	95=	
?	Quality rating from cost service Avg Effective date of cost data 03/2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Bsmt: 1355 2 porch	Sq. Ft. @ \$	35 =: =:	
)	Land to value ratio is 11% which is typical for the market area.	Garage/Carport	Sq. Ft. @ \$	=:	20000
2	Effective age/Economic Life = 25/60 = 42%	g p			\$
		Total Estimate of Cost-New		=	
1		Total Estimate of Cost-New Less Physical	Functional	=:	
1			1 1	External	
1		Less Physical	Functional	External =:	\$ 413285 \$ (172202
1		Less Physical Depreciation 172202	Functional ents	External =:	\$ 413285 \$ (172202 \$ 241083
1	Estimated Remaining Economic Life (HUD and VA only) 35 Years	Less Physical Depreciation 172202 Depreciated Cost of Improvement "As-is" Value of Site Improvement	Functional ents	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
	Estimated Remaining Economic Life (HUD and VA only) 35 Years PROJECT INFORMATION F	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa	Functional ents	External =:	\$ 413285 \$ (172202 \$ 241083 \$ 10000
1	Estimated Remaining Economic Life (HUD and VA only) 35 Years PROJECT INFORMATION For Its the developer/builder in control of the Homeowners' Association (HOA)?	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa	Functional ents ents ents ents	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
1	PROJECT INFORMATION FO	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa	entsents each	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
1 J	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa	entsents each	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
1)	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of phases Total number of units	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa DR PUDs (if applicable) No Unit type(s) D Ind the subject property is an attact	entsentsentsentsentsetach	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
1	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sail	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa DR PUDs (if applicable) No Unit type(s) D Ind the subject property is an attact	entsentsentsentsentsents achetached	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
11	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sal Was the project created by the conversion of existing building(s) into a PUD?	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa DR PUDs (if applicable) No Unit type(s) D Ind the subject property is an attact	entsentsentsentsentsents achetached	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
H	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sal Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	Less Physical Depreciation 172202 Depreciated Cost of Improveme "As-is" Value of Site Improveme Indicated Value by Cost Approa DR PUDs (if applicable) No Unit type(s) D Ind the subject property is an attact	ents .	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
H H H	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sal Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	Less Physical Depreciation 172202 Depreciated Cost of Improvement "As-is" Value of Site Improvement Indicated Value by Cost Approarm DR PUDS (if applicable) No Unit type(s) D Ind the subject property is an attact Be Indicated Value by Cost Approarm OR PUDS (if applicable) No Unit type(s) D Ind the subject property is an attact Design No If Yes, date of conversions	ents .	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
) () () () () ()	Is the developer/builder in control of the Homeowners' Association (HOA)?	Less Physical Depreciation 172202 Depreciated Cost of Improvement "As-is" Value of Site Improvement Indicated Value by Cost Approarm DR PUDS (if applicable) No Unit type(s) D Ind the subject property is an attact Be Indicated Value by Cost Approarm OR PUDS (if applicable) No Unit type(s) D Ind the subject property is an attact Design No If Yes, date of conversions	ents	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000
) N N N N N N N N N	Is the developer/builder in control of the Homeowners' Association (HOA)?	Less Physical Depreciation 172202 Depreciated Cost of Improvement "As-is" Value of Site Improvement Indicated Value by Cost Approx DR PUDs (if applicable) No Unit type(s) Do not the subject property is an attact	ents	External	\$ 413285 \$ (172202 \$ 241083 \$ 10000

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential (Income Praperty Appraisal Report

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Brage Typ Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Freddie Mac Form 72 March 2005 Fannie Mae Form 1025 March 2005 Page 6 of 7 Al Ready

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Property Appraisal Report

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Senling	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Marcus Isenberg	Name
Company Name C & J Appraisals	Company Name
Company Address 6 Crownview Ct.	Company Address
Sparta , NJ 07871	
Telephone Number 973-729-1319	Telephone Number
Email Address mkis@ptd.net	Email Address
Date of Signature and Report 03/19/2019	Date of Signature
Effective Date of Appraisal 03/15/2019	State Certification #
State Certification # 42RC00193800	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State NJ	_
Expiration Date of Certification or License 12/31/2019	_ SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
57-59 Treacy Ave	☐ Did inspect exterior of subject property from street
Newark , NJ 07108	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 165000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Residential Valuation Services	OOMBARARI E OM EO
Company Name Wells Fargo Bank NA	COMPARABLE SALES
Company Address 1 Home Campus, 4th Floor	☐ Did not inspect exterior of comparable sales from street
<u>Des Moines</u> , <u>IA</u> <u>50328</u>	☐ Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Broperty Appraisal Report

FEATURE	FEATURE SUBJECT					COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
Address 57-59 Treacy	Ave			68 M	illington			667-6	71 Clint	on Ave	9	40 S	eymour A	Ave			
Newark, NJ 0	7108				ark, NJ 0			Newa	ırk, NJ 0	7108		New	ark, NJ 0	7108			
Proximity to subject				0.45	miles SV	V		0.28 ו	miles SV	/		0.15	miles SE				
Sales Price	\$						\$ 170000				\$ 98000				\$ 150000		
Sales Price/Gross Bldg.Area	\$	0.0	o sq. ft.	\$	50.54	sa. ft.	110000	\$	24.62	sa. ft.	+ 33333	\$	49.57	sa. ft.	,		
Gross Monthly Rent	\$	0.0	0	\$		2000		\$		1600		\$	10.01	1800			
Gross Rent Multiplier	Ψ			Ψ		85.00		Ψ		31.25		Ψ		83.33			
	\$			¢		35.00 35000		\$				¢					
Price Per Unit	-			\$				<u> </u>		9000		\$		75000			
Price Per Room	\$			\$		4167		\$		8167		\$		5000			
Price Per Bedroom	\$	[12]		\$		28333		\$		4500		\$		25000			
Rent Control	Yes	No 🗶 No		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				Ye				☐ Y					
Data Source(s)							0128 45 Dom				0255 160 Dom		ILS# 353				
E Verification Source(s)				Tax F	Records,	Deed	, Assessor	Tax F	Records,	Deed	, Assessor	Tax I	Records,	Deed	, Assessor		
S VALUE ADJUSTMENTS	D	ESCRIPTIO	N	DE	ESCRIPTION	ON	+(-) \$ Adjustments	DE	SCRIPTION	ON	+(-) \$ Adjustments	DI	DESCRIPTION		+(-) \$ Adjustments		
C Sales or Financing				REO				ArmL	th			Listir	ng				
O Concessions				FHA;	0			Priva	te;0			0					
M Date of Sale/Time				s04/1	8;c02/18	3		s04/1	8;c05/17	•		Activ	e		0		
P Location	Reside	ential		Resid	dential			Res/1	Thru St/C	comm	9800	Resi	dential				
R Leasehold/Fee Simple	Fee Si	mple		Fee S	Simple			Fee S	Simple			Fee	Simple				
Site	4107 s	•		3536			0	8453			0	3954	•		0		
	Reside			_	dential				lential				dential				
10				_													
N Design (Style)	2 Fam	lly		2 Far	niiy				2 Family			2 Fa	mily				
Quality of Construction	Q4			Q4			_	Q4			_	Q4					
Actual Age	112			107			0				0	112					
P Condition	C5			C5				C6			19600	C6			15000		
R Gross Building Area	3588			3364			3360	3981			-5895	3026	5		8430		
O Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths			
C Unit # 1	5	2	1.0	6	3	1.0	0	5	1	2.0	0	5	3	2.0	0		
i.	5	3	1.0	6	3	1.0	0	7	3	1.0	0	5	3	2.0	0		
H Unit # 2	3	3	1.0	0	3	1.0	0	1	<u> </u>	1.0	0	3	3	2.0	0		
Unit # 3																	
Unit # 4																	
Basement Description	Full / L	Jnfinished		Full /	Finished	d .		Full /	Unfinish	ed		Full /	Unfinish	ed			
Basement Finished Rooms	None			Rec F	Rm		-5000	None				None	9				
Functional Utility	Averag	ge		Avera	age			Avera	age			Aver	age				
Heating/Cooling	No He			No H	eat			No H				No H	_				
Energy Efficient Items	Windo			Wind				Wind	ows			Winc	lows				
Parking On/Off Site	On Str			On S					Garage		-4000		r Drivewa	21/	0		
Porch/Patio/Deck	2 Porc			2 Por				None			0	Porc		ау	0		
Finished 3rd floor		ed 3rd floo			ished		5000		ned 3rd f	loor	0		hed 3rd f	loor	0		
Finished 3rd floor	Finish	ea 31a 1100	<u> </u>	Uniin	isnea		5000	FINISI	ied sid i	1001		FINIS	nea sia i	1001			
Net Adjustment (Total)				X +			\$ 3360	X +			\$ 19505	X +	- 🗆 -		\$ 23430		
Adjusted Sale Price				Net Ad	dj. 2	2.0 %		Net Ad	lj. 19	9.9 %		Net A		5.6 %			
of Comparables				Gross	Adj. 7	7.9 %	\$ 173360	Gross	Adj. 40	0.1 %	\$ 117505	Gross	Adj. 1	5.6 %	\$ 173430		
Adj. Price Per Unit (Adj. SP Co	mp/ # of (Comp Units)		\$	8	86680		\$ 58753				\$	8	6715			
Adj. Price Per Room (Adj. SP (_	-	ns)	\$	1	4447		\$		9792		\$ 17343					
Adj. Price Per Bedrm (Adj. SP				\$		28893		\$ 29376			\$ 28905						
Summary of Sales Comparison A			1001113)	Ψ		20000		Ψ		3370		\$ 28905		0000			
	чрргоаст																
See attached addendum																	
S																	
A ITEM		SI	JBJECT			COME	PARABLE SALE #	Δ	CC	MPAR	ABLE SALE # 5		COMP	ΔΡΔΒΙ	E SALE # 6		
Date of Prior Sale/Transfer) 			OOWII	THOUBLE STILL II	T	- 00	71117 7 11 12	TIDLE STILL # 5		OOWII	/III/IDL	L SALL # 0		
H Price of Prior Sale/Transfer																	
Data Source(s)	G	SMLS/ Tax	, Pocor	dc	GSI	MI 6/7	Γax Records		CSMI	2/ Tay	Records	G	SMLS/ T	ov Po	cords		
Effective Date of Data Source(s)		3/15/2019	(Necoi	us		15/201			03/15/2		Recolus		3/15/2019		corus		
Analysis of prior sale or transfer			roporty	nd com			9		03/13/2	2019			3/13/2013	9			
Y Analysis of prior sale of transfer	ilistory or	ine subject p	noperty a	iliu com	parable sa	1103											
A																	
N																	
A																	
L V																	
S																	
1																	
S																	
0																	
A N A L Y S I S / C O M M E N T																	
M																	
E																	
T																	
S																	

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Small Residential Income Bragery, Appraisal Report **FEATURE** SUBJECT COMPARABLE SALE # 7 COMPARABLE SALE # 8 COMPARABLE SALE # 9 Address 57-59 Treacy Ave 17-19 Leslie St Newark, NJ 07108 Newark, NJ 07108 0.55 miles SW Proximity to subject Sales Price 220000 Sales Price/Gross Bldg.Area 0.00 sq. ft. \$ 80.53 sq. ft. sq. ft. \$ sq. ft. \$ \$ **Gross Monthly Rent** \$ 0 \$ 2200 Gross Rent Multiplier 100.00 Price Per Unit \$ \$ 110000 \$ \$ Price Per Room \$ \$ 22000 \$ \$ Price Per Bedroom 36667 ☐ Yes 🗶 No Rent Control Yes X No Yes No Yes No Data Source(s) GSMLS# 3470026 301 Dom Verification Source(s) Tax Records, Deed, Assessor DESCRIPTION DESCRIPTION DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustments +(-) \$ Adjustments +(-) \$ Adjustments Sales or Financing Listing 0 Concessions Date of Sale/Time Active 0 Residential Residential Location Leasehold/Fee Simple Fee Simple Fee Simple Site 4107 sf 5000 sf 0 Residential Residential View Design (Style) 2 Family 2 Family **Quality of Construction** Q4 Q4 Actual Age 112 102 0 C5 C5 -11000 Condition Gross Building Area 3588 2732 12840 Bdrms Baths Unit Breakdown Total **Bdrms** Baths Total Bdrms Baths Total Total Bdrms Raths Unit #1 5 2 1.0 5 3 1.0 0 5 3 1.0 1.0 0 5 3 Unit # 2 Unit # 3 Unit # 4 Full / Unfinished Full / Unfinished **Basement Description** None None Basement Finished Rooms Functional Utility Average Average Heating/Cooling Radiators/None -10000 No Heat Energy Efficient Items Windows Windows Parking On/Off Site On Street 1 Car Driveway 0 Porch/Patio/Deck 2 Porch Porch 0 Finished 3rd floor Unfinished 5000 Finished 3rd floor _ + X 3160 _ + _ + \$ \$ \$ Net Adjustment (Total) Net Adj. Net Adj % Net Adj. -1.4 % Adjusted Sale Price 17.7 % 216840 % % \$ Gross Adi Gross Adi Gross Adi of Comparables Adj. Price Per Unit (Adj. SP Comp/ # of Comp Units) 108420 \$ \$ Adj. Price Per Room (Adj. SP Comp/ # of Comp Rooms) \$ 21684 \$ \$ Adj. Price Per Bedrm (Adj. SP Comp/ # of Comp Bedrooms) \$ 36140 \$ \$ Summary of Sales Comparison Approach See attached addendum **SUBJECT** COMPARABLE SALE # 9 ITEM COMPARABLE SALE # 7 COMPARABLE SALE #8 Date of Prior Sale/Transfer Price of Prior Sale/Transfer GSMLS/ Tax Records Data Source(s) GSMLS/ Tax Records 03/15/2019 03/15/2019 Effective Date of Data Source(s) Analysis of prior sale or transfer history of the subject property and comparable sales

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

	DOMAINICH		
Borrower/Client Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA			

Market Conditions

Conventional and FHA financing is available at current rates with no special financial concessions for qualified borrowers. Marketing times were noted to be 90 days or less for properties priced to current market trends as noted by the comparables provided in the report and the 1004mc.

Analysis of the subject market indicates comparable property values have remained flat over the past 12 months.

Highest and Best Use

The subject as improved is a legally permissible use based on its current zoning. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate a good utilization of the improvements. Based upon the current market conditions, the present use as a Two family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

Condition of the Property

C5;The subject has not been well maintained and is in need of extensive repairs and maintenance. The basement is unfinished. Water and electricity were on at the time of inspection. The subject is a legal 2 family home but the 3rd floor is finished, has an illegal apartment with kitchen, and is currently rented to a tenant. Units 1 and 2 are tenant occupied. The daughter of the owner is the 1st floor tenant and an Aunt is the 2nd floor tenant. Per daughter no rents are collected from units 1 and 2. Both unit 1 and 2 tenants were not cooperative with the appraiser. Access to the 2nd floor porch was not permitted by the tenant. The home owner was not present at the time of inspection.

The following deferred maintenance noted and estimated cost to cure: No working heating units noted in the entire home (Per 1st floor tenant the heating unit has been disconnected) and the heating unit in the basement was disconnected and did not appear to be in good condition. (Est cost to cure \$9,500). Roof appears to be at the end of life expectancy (\$14,000) Extensive damage to exterior wood siding and soffit areas (\$8,500). Exterior paint at the end of life expectancy (\$11,000). 4 missing windows (\$1,800). Missing window trim (\$300). Damaged rear exterior door (\$750). Interior plaster damage in unit 1 bathroom, living room siding (\$2000). Unit 1 discoloration remediation (\$500). Unit 1 kitchen cabinet repairs (\$300). Unit 2 bedroom ceiling repairs (\$200). Install covers on electric panels in the basement (\$50). Eliminate exposed electrical wiring at the subject interior entry and 3rd floor (\$50)

Total estimated repairs to return the subject to average condition: \$48,950. Estimated cost to cure per Craftsman Online Cost Calculator and Home Depot online calculators.

If the subject property were to be sold Newark City would require the kitchen on the 3rd floor to be removed before granting an CO to new ownership.

Form data: Gross Building Area

Comments on Sales Comparison

Due to the limited comparable resale data within the subject's market area over the past 12 months comparables 4 and 5 exceed the 6 month guideline.

Comparable 5 adjusted 10% for location.

No lot size adjustments applied as the markets reaction to lot size difference for 2-4 family homes in the market area in need of repairs and maintenance is not significant enough to abstract a difference in value from the marketplace.

No age adjustments were applied as age is considered as part of the determination of condition of the comparables. Condition is also determined through the exterior inspection of the sales and information per MLS data pertaining to updating and renovations.

Comparables 2 and 6 adjusted 10% for condition. Comparable 5 adjusted 20% for condition with extensive interior damage and required repairs. 5% condition adjustment applied to comparable 7 for newer vinyl siding and roof.

No bedroom or bathroom count adjustments applied as the markets reaction to the differences for homes in need of updating and repairs was not significant enough to abstract a difference in value from the marketplace.

Due to the limited sales/listings with comparable gba in the subject's market area, comparable 7 gba exceed(s) 20% difference from the subject. Gba adjustments applied @ \$15 per sq ft for differences greater than 100 sq ft per market analysis. Gba adjustments lower than typical fair market sale adjustments as the market's reaction to gba difference for properties in need of updating, maintenance, and repairs is lower than fair market sales in average or better condition.

Comparables 2, 3, and 6 required adjustments exceeding 10% line item, 15% net, and/or 25% gross.

All 5 closed comparable sales were given consideration in the sales comparison approach with the greatest weight applied to comparable 1 located directly across the street from the subject.

Comparables 6 and 7 are active listings in the subject's market area utilized to show current pricing trends and support the subject's final value estimate. Homes priced to present market conditions typically have a 90-105% anticipated sale to list price ratio in the subject's market area. No list to sale price adjustments applied as the current trend in the subject's market area is 100% or greater. Comparable 7 appears to be priced above what current market conditions will support.

The appraiser notes that the subject's final value estimate is lower than the predominate value for the market area. However, in researching comparable sales for the subject their values were lower than the value of homes in the predominate value range. The predominate value for 2-4 family housing trends on page 1 of this report is the average or median value of all 2-4 family homes sold in the market area over the past year. The subject's final value estimate may fall above, below, or near the neighborhood predominate value based on its characteristics as compared to the closed sales in the market area. The subject is not an under improvement for the neighborhood and market area as its final value estimate falls within the one-unit housing trends range of values from page 1 of the report.

In researching comparable sales and listings to determine the opinion of value for the subject property, appraisers search parameters included all two family comps over the past 12 months within 1 mile, 2,600 to 4,200 sq ft. Additional sales and listings were noted but some not utilized in the appraisal report due to substantial differences in gla, condition, lot size, lack of documentation, and/or date of sale. Outlier sales and listings with substantially higher and lower sale prices were noted but their values could not consistently be supported with additional sales and listings. REO, short sales, estate sales, relocation sales, investor flips, and sales with limited or no marketing times are not typically considered in the comparable selection unless credible documentation is available to indicate they conform to present market conditions. When utilized, these sales are noted in the appraisal report and commentary regarding their use is stated. The final comp selection is determined to be the best group of sales defining and bracketing the subject age, size, style, condition, location, and amenities.

Due to the subject's overall condition REO properties were utilized in the report as most likely indicators of value for the subject property.

Comparable 5 marketing time exceeds 90 days but sold \$67,000 below asking price after an extended marketing time.

Form data: Economic Age

60

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06

Document

Operating Income Statement

Page 15 of 58

File No.

City Newarl		57-59 Treacy	County Essex			State NII	7in	Code 07108	
-		se. This form i	s to be prepared jointly by					•	et complete
he followin	g sched	dule indicating	g each unit's rental status, In the rent for an "unfurnishe	ease expiration of					
		Currently Rented	Expiration Date	Current Rent Per Month		Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenar
Jnit No. 1	Yes	<u>x</u> No	Unknown	3 _0		\$ 900	Electricity		X
Jnit No. 2			Unknown						X
Jnit No. 3		No				_ \$		Ц	
Unit No. 4	Yes	No	\$						
Total			9	3 0		\$ <u>1800</u>	Water/Sewer Trash Removal	X	
Real estate pased on co racant, mai	e taxes urrent re rket ren	and insurance ents, but shou ts should be u	nts that are necessary to me on these types of propertial not exceed market rentsused. Projection for Next 12 mo	ties are included s. When there are	in PIT	I and not calculated	d as an annual expense it	em.) Income s	should be
		-	-					•	ments by
•			e for owner- occupied units)			cant/Appraiser		Underwrite
		•	(s) to be rented)		;	\$ _21600		\$	
Total	ine (iric	lude sources,				+		+	
Less Vaca	nov/Po	nt Locc					(5 0/)	\$	(
Effective G	•					\$ 20520	(<u>5</u> %)		
					•	\$ 20520		Φ	
•	(Do no	t include exp	enses for owner-occupied	units)					
Electricity Gas									
Fuel Oil								-	
Fuel			(Typo		1	-		-	
Water/Sev	ver		(Type		. /	700		-	
Trash Rem						Included in property	v taxes	-	
Pest Contr							,		
		censes			_				
()ther lave		2011000				300			
		he costs for n	ublic area classing enoug	removal etc					
Casual Lal			public area cleaning, snow nay not elect to contract for						
Casual Lal This ind even th	ough th	ne applicant m				600			
Casual Lal This ind even the Interior Pa This ind	nough th int/Deco cludes t	ne applicant morating he costs of co		such services		600			
even the Interior Pa This increquire	nough th int/Deco cludes t d to ma	ne applicant morating he costs of co	nay not elect to contract for ontract labor and materials	such services		600			
Casual Lal This inc even th Interior Pa This inc require General R This inc require	int/Decolor	ne applicant in orating he costs of cointain the intervalue of costs of co	nay not elect to contract for ontract labor and materials	that are					
Casual Lal This inc even th Interior Pa This inc require General R This inc require	nough the cludes to do made epairs/Nocludes to mades, grounds	ne applicant in prating he costs of cointain the intervalue Maintenance he costs of cointain the publishes, etc.	nay not elect to contract for ontract labor and materials eriors of the living units.	that are					

company would charge to manage the property. Supplies 100 This includes the costs of items like light bulbs, janitorial supplies, etc. Total Replacement Reserves - See Schedule on Pg. 2 1270.00 Miscellaneous **Total Operating Expenses** \$ 3570

532462447

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Document Page 16 of 58 File No. $^{190221-02239-1}$

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owners operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis -

Equipment	Replacement Cost	Remaining Life		By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 500	_ ea. / <u>10</u> Yrs. x ²	Units = 9	100.00	\$
Refrigerator			Units = 9		
Dishwashers	@ \$	_ ea. / Yrs. x	Units = 9	S	\$
A/C Units	@ \$	_ ea. / Yrs. x	Units = 9	S	\$
C. Washer/Dryers	@ \$	_ ea. / Yrs. x	Units = 9	S	\$
HW Heaters	@ \$ 450	ea. / <u>10</u> Yrs. x <u>1</u>	Units = 9	45.00	\$
Furnace(s)			Units = \$		
(Other)	_ @ \$	_ ea. / Yrs. x	Units = 9	S	\$
Roof	@ \$ 14000	_ ea. / <u>20</u> Yrs. x Or	ne Bldg. =	700.00	\$
Carpeting (Wall to W	all)	Re	maining Life		
(Units	Total Sq. Yds. Q \$	Per Sq. Yd. / _	Yrs =	\$	\$
(Public Areas)	Total Sq. Yds. Q \$	Per Sq. Yd. / _	Yrs =	\$	\$
Total Replacement Re	eserves. (Enter on Pg. 1)		\$ <u>1270.00</u>	 \$
Operating Income F	Reconciliation				
\$ _20520	\$ _35		= \$16950.00	/12 = \$	1412.50
	iross Income	Total Operating Expenses	Operating In	come	Monthly Operating
\$ <u>1412.50</u> Monthly Ope		Monthly Housing Expense	= \$ \frac{1412.50}{\text{Net Cash F}}	Flow	Income
		ncipal and interest on the n	mortgage, hazard insurance payments.)	premiums, real estate	taxes, mortgage insurance
Underwriter's instructi	ions for 2-4 Family Own	er-Occupied Properties			
	s monthly housing exper		e calculated by comparing th	e total Monthly Housin	ng Expense for the subject
Underwriter's instruct	ions for 1-4 Family Inve	stment Properties			
			me" in the "Gross Monthly Inc be included as a liability for q		die Mac Form 65/Fannie
	s monthly housing experience to the borrowers s		e calculated by comparing th	e total monthly housin	g expense for the borrower's
Appraiser's Commen	nts (Including sources fo	r data and rationale for the	projections)		
All expenses are commo	on and typical for the marke	t area. Replacement costs are	e average values based on input	from local contractors and	d Craftsman cost calculator.
Marcus Isenberg		2	Nau Isen	ling	03/19/2019
Appraiser Name		Ap	ppraiser Signature		Date
Underwriter's Comm	ents and Rationale for A	djustments			

532462447

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Market Conditions Addendum to the Appraisal Report

Desc₆**Main**File # 190221-02239-1

	The purpose of this addendum is to provide the lender/clier This is a required addendum for all appraisal reports with a			not trongs and conditions pr	Cvai	ent in the subjec	a neighbornood.	
	Property Address 57-59 Treacy Ave	II ellective date on or arter	City N	ewark		State NJ	ZIP Cod	e 07108
	Borrower Samuel Martin							
	Instructions: The appraiser must use the information requoverall market conditions as reported in the Neighborhood							
	analysis as indicated below. If any required data is unavail	lable or is considered unrel	liable, the appraiser must p	rovide an explanation. It is	reco	gnized that not	all data sources v	vill be able to
	provide data for the shaded areas below; if it is available, I the median, the appraiser should report the available figure							
	criteria that would be used by a prospective buyer of the su							
Μ.	Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trend	
A R	Total # 61 Comparable Gales (Cottlea)	10	1	3	Ļ	Increasing	✗ Stable	Declining
Κ.	Absorption Rate (Total Sales/Months)	1.67	0.33	1.00	H	Increasing	✗ Stable	Declining
Ε.		10 5.99	24.24	4.00	╬	Declining Declining	X Stable X Stable	Increasing
	Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	┞	_ Declining	Overall Trend	Increasing
R. E		175000	175000	165000	T	Increasing	X Stable	Declining
S	Median Comparable Sales Days on Market	29	76	14		Declining	X Stable	Increasing
Α.	Median Comparable List Price	189900	210000	199450		Increasing	X Stable	Declining
R C		135	135	142		Declining	✗ Stable	Increasing
Η.	Median Sale Price as % of List Price	103	92	104.5	╀	Increasing	✗ Stable	Declining
&	Seller-(developer, builder, etc.) paid financial assistance pr Explain in detail the seller concessions trends for the past			0/ to E0/ increasing use of h	huvd.	Declining	Stable Stable	Increasing
	While sale concessions are not uncommon in the subj			<u> </u>		, ,		
A N	provided through the county tax records or MLS listing							dions are not
Α								
L Y								
S								
S ·	Are foreclosure sales (REO sales) a factor in the market?			ends in listings and sales of				
	REO properties have a significant presence in the mai investors for renovation and guick resale on the market							
	resale. 25%-30% REO saturation in the market area.		J		J			
	Cite data sources for above information.							
	Garden State MLS, Reality Trac.com							
	Summarize the above information as support for your conc						n, such as an an	alysis of
	pending sales and/or expired and withdrawn listings, to form	mulate your conclusions, pr	rovide both an explanation	and support for your conclu	sion	S.		
		mulate your conclusions, pr Reports, sales, and data	rovide both an explanation for the analysis of the sul	and support for your conclu- bject's market area using 3	ision: 3-6 m	s. nonth intervals		
	pending sales and/or expired and withdrawn listings, to for Appraiser compiled expanded MLS Property Statistic I	mulate your conclusions, pa Reports, sales, and data to bugh sale price reductions	rovide both an explanation for the analysis of the subsequences, expired and withdrawn	and support for your conclu pject's market area using 3 listings, and list to sale pri	ision: 3-6 m	s. nonth intervals		
-	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro	mulate your conclusions, pa Reports, sales, and data to bugh sale price reductions	rovide both an explanation for the analysis of the subsequences, expired and withdrawn	and support for your conclu pject's market area using 3 listings, and list to sale pri	ision: 3-6 m	s. nonth intervals		
	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro	mulate your conclusions, pa Reports, sales, and data to bugh sale price reductions	rovide both an explanation for the analysis of the subsequences, expired and withdrawn	and support for your conclu pject's market area using 3 listings, and list to sale pri	ision: 3-6 m	s. nonth intervals		
	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro	mulate your conclusions, pa Reports, sales, and data to bugh sale price reductions	rovide both an explanation for the analysis of the subsequences, expired and withdrawn	and support for your conclu pject's market area using 3 listings, and list to sale pri	ision: 3-6 m	s. nonth intervals		
	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro	mulate your conclusions, pa Reports, sales, and data to bugh sale price reductions	rovide both an explanation for the analysis of the subsequences, expired and withdrawn	and support for your conclu pject's market area using 3 listings, and list to sale pri	ision: 3-6 m	s. nonth intervals		
	pending sales and/or expired and withdrawn listings, to forr Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro Analysis of the subject market indicates comparable p	mulate your conclusions, pr Reports, sales, and data a bugh sale price reductions property values have rema	rovide both an explanation for the analysis of the subset, expired and withdrawn ained flat over the past 12	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios.		
C	pending sales and/or expired and withdrawn listings, to forr Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro Analysis of the subject market indicates comparable p	mulate your conclusions, pi Reports, sales, and data ough sale price reductions property values have remain e project, complete the fo	rovide both an explanation for the analysis of the sut so, expired and withdrawn ained flat over the past 12 bllowing:	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios.	to determine cu	
CON	pending sales and/or expired and withdrawn listings, to forr Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro Analysis of the subject market indicates comparable p If the subject is a unit in a condominium or cooperative Subject Project Data	mulate your conclusions, pr Reports, sales, and data a bugh sale price reductions property values have rema	rovide both an explanation for the analysis of the subset, expired and withdrawn ained flat over the past 12	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios.	to determine cu	rrent market
	pending sales and/or expired and withdrawn listings, to forr Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro Analysis of the subject market indicates comparable p If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	mulate your conclusions, pi Reports, sales, and data ough sale price reductions property values have remain e project, complete the fo	rovide both an explanation for the analysis of the sut so, expired and withdrawn ained flat over the past 12 bllowing:	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios.	to determine cu Overall Trend Stable	rrent market
O :	pending sales and/or expired and withdrawn listings, to forr Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined thro Analysis of the subject market indicates comparable p If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	mulate your conclusions, pi Reports, sales, and data ough sale price reductions property values have remain e project, complete the fo	rovide both an explanation for the analysis of the sut so, expired and withdrawn ained flat over the past 12 bllowing:	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios.	to determine cu	rrent market
O N D O /	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable p If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	mulate your conclusions, pi Reports, sales, and data ough sale price reductions property values have remain e project, complete the fo	rovide both an explanation for the analysis of the sut so, expired and withdrawn ained flat over the past 12 bllowing:	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ision: 3-6 m ice ra	s. nonth intervals atios. Increasing	Overall Trend Stable Stable	rrent market Declining Declining
O N . D . O . / .	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable public the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclu oject's market area using 3 listings, and list to sale pri 2 months.	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O · O	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable publications are unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable publications are unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O - O P	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O - O P	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O - O P	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
O N D O / C O - O P	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If years	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO / CO · OP PROJEC	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particles. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO-CO OP PROJECTS	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO-CO OP PROJECTS	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECT	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject market indicates comparable particle. Analysis of the subject market indicates comparable particle. Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the sut s, expired and withdrawn ained flat over the past 12 ollowing: Prior 4–6 Months	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO-CO OP PROJECTS APPR	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the subsequence of the	and support for your conclusion of the conclusio	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO-CO OP PROJECTS APPRA-	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the Signature Signature	mulate your conclusions, pi Reports, sales, and data tough sale price reductions property values have remainded and the project, complete the form of the prior 7–12 Months Yes No If year	rovide both an explanation for the analysis of the subsequence of the	and support for your conclusions are using 3 listings, and list to sale prior and the sale prior and the sale prior and the sale prior are the sale prior and the sale prior and the sale prior are the sal	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO-CO OP PROJECTS APPRA-S	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject is a unit in a condominium or cooperative. Analysis of the subject market indicates comparable publications. Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the above trends and address the summarize the above trends and address the summarize the above trends a	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months Yes No If your subject unit and project.	orvide both an explanation for the analysis of the subsequence of the	and support for your conclusions are a using 3 listings, and list to sale price months. Project N. Current – 3 Months REO listings and explain the	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing
ONDO/CO OP PROJECTS APPRAISE	pending sales and/or expired and withdrawn listings, to form Appraiser compiled expanded MLS Property Statistic I conditions. Market conditions are also determined through the subject is a unit in a condominium or cooperative. Analysis of the subject market indicates comparable publications. Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the summarize the above trends and address the impact on the market and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact on the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the above trends and address the impact of the summarize the summar	mulate your conclusions, progress, sales, and data tough sale price reductions property values have remainded by the project, complete the form of the prior 7–12 Months Yes No If your subject unit and project.	ollowing: Prior 4–6 Months Prior 4–6 Months Signature Supervisory Ap Company Name	and support for your conclusion of the project's market area using 3 listings, and list to sale pride months. Project N. Current – 3 Months REO listings and explain the pride months are seen as a seen a seen as a	ame:	Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable d sales of	Declining Declining Increasing

532462447

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Desc Main Document Page 18 of 58 532462447 File No. 190221-02239-1

File No. 190221-02239-1

Borrower Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ	Zip Code _07108
ender Wells Fargo Bank NA			
This report was prepared und	_	_	
Appraisal Report	This report was prepared in accorda	ince with USPAP Standards Rule 2-2(a).
Restricted Appraisal Report	This report was prepared in accorda	ince with USPAP Standards Rule 2-2(b).
Reasonable Exposure Time My opinion of a reasonable exposure time The estimated market exposure time for months. The market exposure range according to the market exposure range according to the market exposure range acc	the subject is noted to be the median/a	average range of exposure time for con	nparable sales in the subject's market area over past 12
three-year period immediately p I HAVE performed services, as	, as an appraiser or in any other c receding acceptance of this assig an appraiser or in another capacit	gnment.	at is the subject of this report within the ne subject of this report within the three-year comments below.
Additional Comments			
Clarification of Intended Use and Intende	d User:		
The Intended User of this appraisal reportal value, subject to the stated Scope of World Intended Users are identified by the appraisal reportal value.	rk, purpose of the appraisal, reporting	lse is to evaluate the property that is the requirements of this appraisal report fo	e subject of this appraisal to determine current market rm, and Definition of Market Value. No additional
prature: me: Marcus Isenberg tte Signed: 03/19/2019 ate Certification #: 42RC00193800 State License #: Other (describe)		Signature: Name: Date Signed: State Certification #:	RAISER: (only if required)
ate: NJ	_	Expiration Date of Certific	cation or License:
piration Date of Certification or Licer		 Supervisory Appraiser In:	spection of Subject Property:
fective Date of Appraisal: 03/15/2019)		or-only from Street Interior and Exterior

USPAP 2014 Al Ready

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 D

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	County	Essex State	te NJ	Zip Code <u>07108</u>	
Landar Walls	Forgo Bank NA				



FRONT OF SUBJECT PROPERTY

Appraised Date: March 15, 2019
Appraised Value: \$165000



REAR OF SUBJECT PROPERTY

	_

CT	DI	==	T S	2	
ЭI	ПI	==	1 3) L	

	Document	raye 20 01 30	1110
Borrower/Client Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ Zip Code 07108	
Lender Wells Fargo Bank NA			



Street scene opposite direction				



Additional Rear View	

Right side view	_
	_

6	
	F

Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wolls Forgo Bank NA				



Exterior paint is at the end of life expectancy



Extensive exterior siding damage and wood

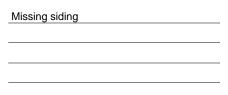


Extensive exterior siding damage and wood	L
	-
	_
	-

t	Ò		
			F

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Cour	nty Essex S	ate NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA				







Left side window removed and wood panel ii



Some newer windows in place but not size c Window not trimmed out.

		A DELIBORUMENT SPA	de 23.675	8 DOW	FIIE
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark		County Essex	State N.I	Zip Code 07108	



City

Lender Wells Fargo Bank NA

Extensive exterior siding damage and wood
the left side of the home



Rotted wood at the foundation level				



Improperly sized window and not trimmed or

6		
		F

	Document	1 auc 2 4 01 30	- 11
Borrower/Client Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ Zip Code 07108	3
Londor Walla Farga Pank NA			



Missing rear windows - wood panel covers



Missing rear windows - wood panel covers



Extensive exterior siding damage and wood
rotted trim and soffit

6	
	Fil

		Maintine I age 2	5 01 00		
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Count	y Essex State	NJ Zip	p Code <u>07108</u>	
Lender Wells F	argo Bank NA				



Electric meters		



Damaged exterior paint					



Damaged exterior paint

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

Borrower/Client	Samuel Martin			
Property Address	57-59 Treacy Ave			
City Newark		County Essex	State NJ	Zip Code 07108
Lender Wells	Fargo Bank NA			



Damaged exterior paint	



Damaged exterior paint - wood panels on rig



Wood siding damage and damaged paint

)		
		г
		г

Borrower/Client Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ Zip Code 07108	
Lender Wells Fargo Bank NA			



Damaged exterior paint	



Unpainted wood panel siding	g on the 2nd floc



Roof shingles appear to be at the end of life

Borrower/Client S	Samuel Martin				
Property Address 5	57-59 Treacy Ave				
City Newark	Cou	nty Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fa	rgo Bank NA				



Unit 1 living room		



Unit 1 dining room



Ţ	Init 1 - discoloration and water damage note
-	
_	
_	

õ	
	F

	Document	I age 20 or c	70	
Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				



Unit 1 Laundry Room



Unit 1 Bedroom		



Unit 1 bathroom - damaged plaster walls

Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				



Unit 1 bathroom - additional view



Unit 1 bathroom - additional view



Unit 1 bathroom - additional view

Borrower/Client	Samuel Martin					
Property Address	57-59 Treacy Ave					
City Newark	Cc	ounty Essex	State _I	NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA					



Unit 1 bedroom		



Poor fitting laminate hardwood flooring in ur

DIE .

Unit 1 kitchen - damaged cabinetry

6	
	F

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Co	ounty Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA				



Unit 1 kitchen - additional view	

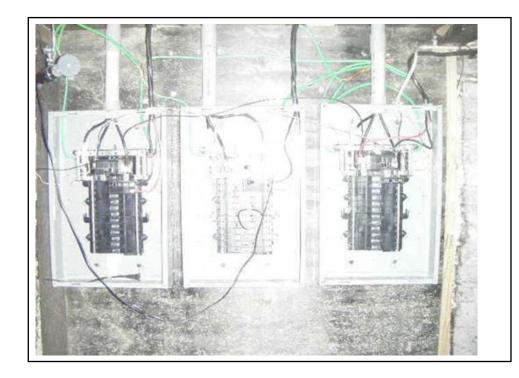


Basement stairway	



<u>Unfinished basement - significant debris in the significant debris in</u>

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Co	ounty Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells F	Fargo Bank NA				



Uncovered electric panels	



2 gas meters		

<u>al furnace no</u>	ted in the baseme
	al furnace no

Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				



1 operational hot water heater		



Damaged rear door



Stairway to unit 2		

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark		County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells F	Fargo Bank NA				



Unit 2 bedroom		



Unit 2 living room		



Minor ceiling damage in unit 2		

4	b	
		İ

	<u>D</u> 0	odinone i dac	<u> </u>	,	
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	County	/ Essex St	tate NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA				



Unit 2 bathroom		



Unit 2 bathroom - additional view		



Unit 2 bedroom	

		current rade o	1 01 00	
Borrower/Client	Samuel Martin			
Property Address	57-59 Treacy Ave			
City Newark	County	Essex State	NJ Zip Code 07108	
Lender Wells I	Fargo Bank NA			



Unit 2 kitchen		



Unit 2 bedroom



Unit 2 bedroom ceiling damage		

+	U	•	
			1
			П

	Doddinent	1 440 00 01 00	
Borrower/Client Samuel M	artin		
Property Address 57-59 Tre	acy Ave		
City Newark	County Essex	State NJ Zip Code 071	108
Lender Wells Fargo Bank	·ΝΔ		



_
_



Full bathroom in the finished 3rd floor		



Full bathroom in the finished 3rd floor - add	<u>it</u>
	_
	-

		Jannent – i aac es	, 01 00		
Borrower/Client	Samuel Martin			'	
Property Address	57-59 Treacy Ave				
City Newark	County	Essex State	NJ Zip	Code 07108	
Lender Wells F	argo Bank NA				



Kitchen in finished 3rd floor				



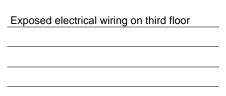
Bedroom in finished 3rd floor		

Closet in finished 3rd floor

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Cou	nty Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells I	Fargo Bank NA				







Exposed electrical wiring at the 1st floor entr



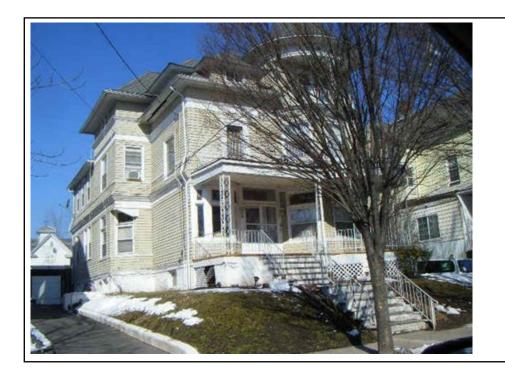
RENTAL COMPARABLE #1
62 Treacy Ave
Newark, NJ 07108

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 D

Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Co	ounty Essex State	NJ	Zip Code <u>07108</u>	
Lender Wells F	Fargo Bank NA				



RENTAL COMPARABLE #2 17-19 Leslie St Newark, NJ 07108



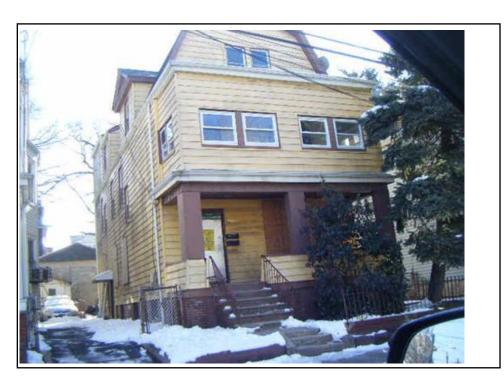
RENTAL COMPARABLE #3
85-87 Osborne Ter
Newark, NJ 07108

Borrower/Client Samuel Martin		•		
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ Zip Code	9 07108	
Lender Wells Fargo Bank NA				



Comparable Sale 1

62 Treacy Ave					
Newark		NJ	07108		
Date of Sale:	s12/	18;c10)/18		
Sale Price:	1650	000			
Sq. Ft.:					
\$ / Sq. Ft.:					



Comparable Sale 2

NJ	07108
s09/18;c0	7/18
150000	
	NJ s09/18;c0



Comparable Sale 3

85-87 Osborne Ter Newark NJ 07108 Date of Sale: <u>s02/19;c11/18</u> Sale Price: <u>235000</u> Sq. Ft.: \$ / Sq. Ft.:

Borrower/Client Samuel Martin			
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA			



Comparable Sale 4

68 Millington Ave					
Newark		NJ	07108		
Date of Sale:	s04/	18;c02	2/18		
Sale Price:	1700	000			
Sq. Ft.:					
\$ / Sq. Ft.:					



Comparable Sale 5

667-671 Clinton Ave						
Newark NJ 07108						
Date of Sale:	s04/1	8;c05	/17			
Sale Price: 98000						
Sq. Ft.:						
\$ / Sq. Ft.:						



Comparable Sale 6

•						
40 Seymour Ave						
Newark	N	J_	07108			
Date of Sale:	Active					
Sale Price:	150000					
Sq. Ft.:						
\$ / Sq. Ft.:						

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Doc 55 Filed 04/12/19 Entered 04/12/19 18:06:46 Doc 55 Filed 04/12/19 Entered 04/19 Entered 04/

Borrower/Client Samuel Martin			-
Property Address 57-59 Treacy Ave			
City Newark	County Essex	State NJ	Zip Code 07108
Lender Wells Fargo Bank NA			



Comparable Sale 7

17-19 Leslie St						
Newark		NJ	07108			
Date of Sale:	Activ	⁄e				
Sale Price:	2200	000				
Sq. Ft.:						
\$ / Sq. Ft.:						

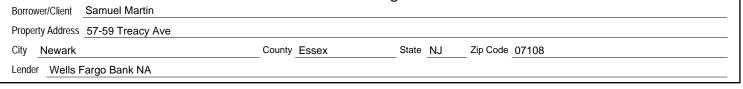
Comparable Sale 8

Date of Sale:		
Sale Price:		
Sq. Ft.:		
¢ /Sa Et		

Comparable Sale 9

Date of Sale:		
Sale Price:		
Sq. Ft.:		
Ф / O = - Г		

Eiled 04/12/19 a Entered 04/12/19 18:06:46 Case 18-33134-RG Doc 35 Samuel Martin





Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

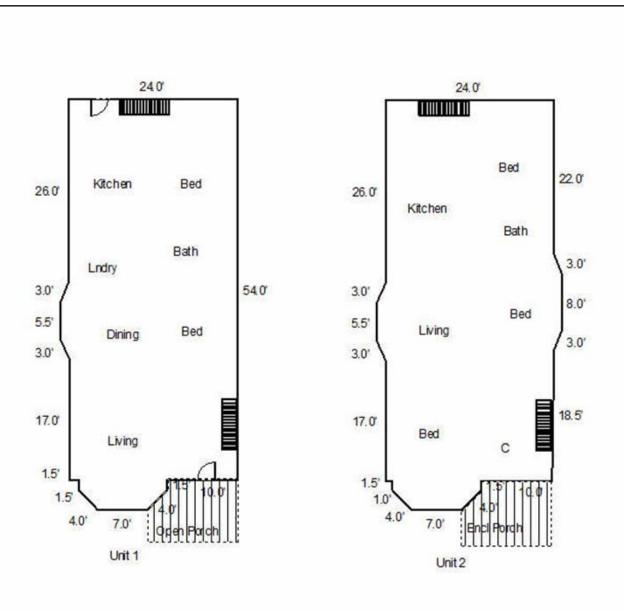
Document Page 46 of 58

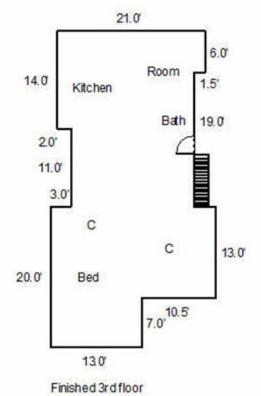
 Borrower/Client
 Samuel Martin

 Property Address
 57-59 Treacy Ave

 City
 Newark
 County
 Essex
 State
 NJ
 Zip Code
 07108

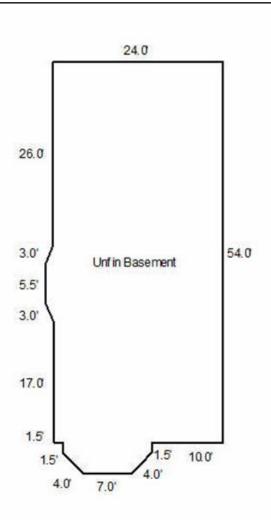
 Lender
 Wells Fargo Bank NA





Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46
--

Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				



Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Document Page 48 of 58

Borrower/Client S	amuel Martin			
Property Address 5	7-59 Treacy Ave			
City Newark	County E	ssex State	NJ Zip Code 07108	
Lender Wells Far	rgo Bank NA			

A3		SKETCH CALCULATIONS	Perimeter	Area
A1		240 240 240 2		
A1				
A1				
AS 12.7 x 15 = 19. AS 12.7 x 15 = 6. AS 12.5 x 1.1 x 2.8 = 6. AS 11. 0.5 x 2.8 x 2.8 = 4. AS 11. 0.5 x 2.8 x 2.8 = 4. AS 12.7 0.x 2.8 = 19. First Floor 1354. A13. 24.0 x 22.0 = 5.8 x 3. A14. 25.1 x 1.2 = 30. A15. 24.0 x 22.0 = 5.8 x 3. A16. 0.5 x 2.5 x 4.0 = 105. A17. 12.7 x 1.5 = 19. A18. 0.5 x 1.1 x 2.8 = 6. A21. 12.7 x 1.5 = 6. A21. 25.1 x 2.8 = 6. A22. 12.5 x 1.1 x 2.8 = 6. A22. 12.5 x 1.5 = 3. A23. 12.5 x 1.1 x 2.8 = 6. A24. 12.5 x 1.2 x 2.8 = 6. A25. 0.5 x 0.8 x 1.5 = 3. A26. 0.5 x 0.8 x 1.5 = 3. A27. 0.5 x 0.3 x 1.0 = 4. A28. 12.7 x 1.7 0 = 4. A29. 10.5 x 2.8 x 2.8 = 4. A31. 7.0 x 2.8 = 19. A32. 12.0 x 0.0 = 15. A33. 19.5 x 8.0 = 15. A34. 12.7 x 1.0 = 19. A35. 12.5 x 5.5 = 13. A36. 22.1 x 5.5 = 13. A37. 12.4 0 x 2.8 0 = 62. A38. 12.5 x 5.5 = 13. A39. 24.0 x 7.0 = 91. Third Floor 871. A37. 14.0 x 2.8 = 19. A48. 0.5 x 2.4 0 x 2.8 = 6. A49. 0.5 x 2.4 0 x 2.8 = 6. A49. 0.5 x 2.4 0 x 2.8 = 6. A49. 0.5 x 2.4 0 x 2.8 = 6. A49. 0.5 x 2.4 0 x 2.8 = 6. A49. 0.5 x 2.4 0 x 2.8 = 6. A47. 0.5 x 2.8 x 2.8 = 4. A48. 7.0 x 2.8 = 6.	A1			
A6 : 0.5 x 1 1 1 2 8 =				
A7 : 24 (0 x 2 8 = 48 : 0.5 x 1 1 1 2 8 = 1				
A8 0 5 x x 1 1 x 2 8 = 1. A9 2 4 0 x 2 8 = 66. A10 0 5 x 2 8 x 2 8 x 2 8 = 4. A11 0 5 x 2 8 x 2 8 x 2 8 = 4. A11 0 5 x 2 8 x 2 8 x 2 8 = 4. A11 0 5 x 2 8 x 2 8 x 2 8 = 4. A11 0 5 x 2 8 x 2 8 x 2 8 = 4. A12 1 7 x 2 8 = 19. First Floor 1354. A13 24 0 x 22 0 = 528. A14 25 1 x 1 2 = 30. A15 26 2 x 4 0 = 105. A16 0 5 x 2 5 x 2 8 x 2 8 = 66. A17 12 7 x 1, 5 = 19. A18 10 5 x 1 1 x 2 8 = 1. A19 24 0 x 2 8 = 66. A20 0 5 x 1 1 x 2 8 = 69. A21 25 1 x 2 8 = 69. A22 25 5 x 0 5 x 1 5 x 3 = 1. A23 25 0 5 x 0 5 x 1, 5 = 30. A25 1 2 x 0 x 1 5 = 30. A26 24 0 x 1, 5 = 30. A27 0 5 x 0 3 x 1 7 0 = 402. A28 23 7 x 1 7 0 = 402. A29 0 5 x 2 8 x 2 8 = 4. A30 0 5 x 2 8 x 2 8 = 4. A30 0 5 x 2 8 x 2 8 = 4. A30 10 5 x 2 8 x 2 8 = 4. A31 7 0 x 2 8 = 19. Second Floor 1362. A32 21 0 x 6 0 = 126. A33 19 5 x 6 0 = 156. A34 17, 5 x 11.0 = 192. A35 23 x 13 0 = 305. A36 13 0 x 7 0 = 91. A37 24 0 x 26 0 = 624. A38 125 1 x 5 5 = 138. A39 24 0 x 7 7 0 = 408. A40 15 x 2 6 x 4 0 = 12. A31 17 0 x 2 8 = 19. A32 11 x 1 x 2 8 = 11. A33 14 5 x 6 0 = 624. A34 17 5 x 11.0 = 10. A37 24 0 x 26 0 = 624. A38 125 1 x 5 5 = 138. A39 24 0 x 7 7 0 = 408. A40 15 x 2 6 x 4 0 = 22.7 x 0 0 = 0. A41 12 7 x 1, 5 = 19. A42 10 x x 11 x 2 8 = 1. A43 12 x 0 x 2 8 = 66. A44 10 x 1 x 1 x 2 8 = 1. A45 12 x 0 x 2 8 = 66. A46 10 5 x 2 8 x 2 8 = 66. A47 10 x 2 8 x 2 8 x 3 4 4. A47 10 x 2 8 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x	17			
A9 24 0 x 2 8 = 4 A10 : 0.5 x 2 8 x 2 8 = 4 A11 : 0.5 x 2 8 x 2 8 = 4 A11 : 0.5 x 2 8 x 2 8 = 4 A11 : 0.5 x 2 8 x 2 8 = 4 A12 : 7 0 x 2 8 = 19 First Floor				1.6
A10: 0.5 x 2 8 x 2 8 = 4 4		Control of the Contro		66.8
First Floor 1354 A12: 7.0 x 2.8 = 19. First Floor 1354 A13: 24.0 x 22.0 = 528. A14: 25.1 x 1.2 = 30. A15: 26.2 x 40 = 105. A16: 0.5(25.6 + 24.6)x 1.3 = 32. A17: 12.7 x 1.5 = 19. A18: 0.5 x 1.1 x 2.8 = 41. A19: 24.0 x 2.8 = 66. A20: 0.5 x 1.1 x 2.8 = 61. A21: 25.1 x 2.8 = 69. A22: 0.5 x 0.6 x 1.5 = 38. A24: 0.5 x 0.0 x 1.5 = 38. A24: 0.5 x 0.0 x 1.5 = 36. A25: 0.5 x 0.6 x 1.5 = 36. A26: 0.5 x 0.6 x 1.5 = 36. A27: 0.5 x 0.0 x 1.5 = 36. A27: 0.5 x 0.0 x 1.5 = 36. A27: 0.5 x 0.0 x 1.5 = 36. A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. A32: 21.0 x 6.0 = 156. A33: 18.5 x 8.0 = 156. A34: 17.5 x 11.0 = 122. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. Third Floor A37: 24.0 x 28.0 = 62. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A41: 12.7 x 1.5 = 19. A41: 12.7 x 1.5 = 19. A42: 0.5 x 11 x 2.8 = 1. A43: 24.0 x 28.0 = 66. A44: 0.5 x 2.8 x 2.8 = 66. A44: 0.5 x 11 x 2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 11 x 2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 11 x 2.8 = 1. A43: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.	A3			4.0
First Floor A13: 24.0 x 22.0 =		A11: 0.5 x 2.8 x 2.8 =		4.0
A13: 24 0 x 22.0 =	NASA MO	A12: 7.0 x 2.8 =		19.8
A14: 25.1 x 1.2 = 30. A15: 26.2 x 4.0 = 105. A16: 0.5(25.6 + 24.6)x1.3 = 32. A17: 12.7 x 1.5 = 19. A18: 0.5 x 1.1 x 2.8 = 6. A19: 24.0 x 2.8 = 6. A21: 25.1 x 2.8 = 6. A21: 25.1 x 2.8 = 6. A22: 25.1 x 2.8 = 6. A23: 25.6 x 1.5 = 38. A24: 0.5 x 0.8 x 1.5 = 38. A24: 0.5 x 0.8 x 1.5 = 38. A24: 0.5 x 0.8 x 1.5 = 38. A25: 0.5 x 0.8 x 1.5 = 38. A26: 24.0 x 1.5 = 36. A27: 0.5 x 0.8 x 1.5 = 36. A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 152. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. Third Floor 871. A37: 24.0 x 26.0 = 624. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1 x 2.8 = 11. A42: 0.5 x 1.1 x 2.8 = 11. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1 x 2.8 = 11. A42: 0.5 x 1.1 x 2.8 = 11. A44: 0.5 x 1.1 x 2.8 = 61. A46: 0.5 x 2.8 x 2.8 = 44. A47: 0.5 x 2.8		First Floor		1354.7
A15: 26.2 x 4.0 = 105. A16: 0.5525.6 + 24.6 x 1.3 = 32. A17: 12.7 x 1.5 = 19. A18: 0.5 x 1.1 x 2.8 = 1. A19: 24.0 x 2.8 = 6. A20: 0.5 x 1.1 x 2.8 = 6. A20: 0.5 x 1.1 x 2.8 = 6. A20: 0.5 x 0.5 x 1.5 = 0. A21: 25.1 x 2.8 = 6. A22: 25.5 x 0.5 x 5.5 = 3.8 A23: 25.6 x 1.5 = 0. A23: 25.6 x 1.5 = 0. A24: 0.5 x 0.0 x 1.5 = 0. A25: 0.5 x 0.5 x 1.5 = 0. A26: 24.0 x 1.5 = 36. A27: 0.5 x 0.3 x 17.0 = 4.02. A28: 23.7 x 17.0 = 4.02. A29: 0.5 x 2.5 x 2.8 = 4. A30: 0.5 x 2.5 x 2.8 = 4. A31: 7.0 x 2.8 = 19. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A33: 19.5 x 8.0 = 156. A33: 19.5 x 8.0 = 305. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5 x 1.1 x 2.8 = 1. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1 x 2.8 = 61. A45: 24.0 x 2.8 = 61. A46: 0.5 x 2.1 x 2.8 = 61. A46: 0.5 x 2.1 x 2.8 = 61. A47: 0.5 x 2.5 x 2.8 z = 64. A48: 7.0 x 2.8 =				528.0
A16: 0.5Q2.5.6 + 24.6 pt.1.3 = 32 A17: 127 x 1.5 = 19 A18: 0.5 x 1.1 x 2.8 = 6.8 A19: 24.0 x 2.8 = 6.8 A20: 0.5 x 0.5 x 0.5 x 1.5 = 3.8 A21: 25.6 x 1.5 = 3.8 A22: 25.6 x 1.5 = 3.8 A23: 25.6 x 1.5 = 0. A24: 0.5 x 0.0 x 1.5 = 0. A25: 0.5 x 0.5 x 0.5 x 1.5 = 3.8 A26: 24.0 x 1.5 = 3.6 A27: 0.5 x 0.5 x 1.5 = 3.6 A27: 0.5 x 0.5 x 1.5 = 3.6 A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 156. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37 A38: 23.5 x 13.0 = 305. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A41: 12.7 x 1.5 = 19. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 6.6 A44: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 6.6 A44: 0.5 x 1.1 x 2.8 = 6.1 A45: 24.0 x 2.8 = 6.1 A46: 0.5 x 2.8 x 2.8 = 6.1 A47: 0.5 x 2.8 x 2.8				30.6
A17: 12.7 x 1.5 = 19. A18: 0.5 x 1.1 x 2.8 = 66. A19: 24.0 x 2.8 = 66. A20: 0.5 x 1.1 x 2.8 = 69. A21: 25.1 x 2.8 = 69. A22: 0.5 x 0.6 x 1.5 = 38. A24: 0.5 x 0.6 x 1.5 = 38. A24: 0.5 x 0.6 x 1.5 = 36. A27: 0.5 x 0.3 x 1.7 0 = 402. A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: A36: 13.0 x 7.0 = 91. A37: A38: 25.1 x 5.5 = 138. A39: 24.0 x 26.0 = 624. A39: 24.0 x 27.0 = 91. A37: A39: A40: A50: A50: A50: A50: A50: A50: A50: A5				105.0
A13 A19: 24.0 x 2.8 = 6.6 A20: 0.5 x 1.1 x 2.8 = 6.8 A21: 25.1 x 2.8 = 6.9 A22: 0.5 x 0.8 x 1.5 = 3.8 A23: 25.6 x 1.5 = 3.8 A24: 0.5 x 0.8 x 1.5 = 3.8 A25: 0.5 x 0.8 x 1.5 = 3.6 A26: 24.0 x 1.5 = 3.6 A27: 0.5 x 0.8 x 1.5 = 3.6 A28: 23.7 x 17.0 = 402 A29: 0.5 x 2.8 x 2.8 = 4 A30: 0.5 x 2.8 x 2.8 = 4 A31: 7.0 x 2.8 = 19 Second Floor 1362: A32: 21.0 x 6.0 = 126 A33: 19.5 x 8.0 = 156 A34: 17.5 x 11.0 = 192 A35: 23.5 x 13.0 = 305 A36: 13.0 x 7.0 = 91 A37 A38: 25.1 x 5.5 = 138 A39: 24.0 x 26.0 = 624 A38: 25.1 x 5.5 = 138 A39: 24.0 x 1.7 0 = 408 A40: 0.5 x 4.0 x 2.8 = 19 A41: 12.7 x 1.5 = 19 A42: 0.5 x 1.1 x 2.8 = 1 A43: 24.0 x 28.0 = 66 A44: 0.5 x 1.1 x 2.8 = 1 A45: 24.0 x 28.0 = 66 A46: 0.5 x 2.8 x 2.8 = 66 A47: 0.5 x 1.1 x 2.8 = 66 A47: 0.5 x 1.1 x 2.8 = 66 A47: 0.5 x 2.8 x 2.8 = 44 A48: 7.0 x 2.8 = 66 A47: 0.5 x 2.8 x 2.8 = 44 A48: 7.0 x 2.8 = 44 A48: 7.0 x 2.8 = 44 A48: 7.0 x 2.8 = 44				32.2
A13 A19: 24.0 x 2.8 = 66 A20: 0.5 x 1.1 x 2.8 = 61 A21: 25.1 x 2.8 = 69 A22: 0.5 x 0.8 x 1.5 = 38 A24: 0.5 x 0.0 x 1.5 = 38 A24: 0.5 x 0.0 x 1.5 = 38 A25: 0.5 x 0.8 x 1.5 = 38 A26: 24.0 x 1.5 = 36 A27: 0.5 x 0.5 x 1.7 x = 36 A28: 23.7 x 17.0 = 402 A29: 0.5 x 2.8 x 2.8 = 4 A30: 0.5 x 2.8 x 2.8 = 4 A31: 7.0 x 2.8 = 19 Second Floor 1362 A32: 21.0 x 6.0 = 126 A33: 19.5 x 8.0 = 156 A34: 17.5 x 11.0 = 192 A35: 23.5 x 13.0 = 305 A36: 13.0 x 7.0 = 91 Third Floor 871 A37 A38: 25.1 x 5.5 = 138 A39: 24.0 x 26.0 = 624 A38: 25.1 x 5.5 = 138 A39: 24.0 x 27.0 = 408 A40: 0.5 x 2.4 0 x 27.0 0 = 408 A40: 0.5 x 2.4 0 x 28.0 = 624 A32: 21.0 x 6.0 = 624 A33: 24.0 x 28.0 = 66 A44: 0.5 x 1.1 x 2.8 = 1 A42: 0.5 x 1.1 x 2.8 = 1 A43: 24.0 x 28.0 = 66 A44: 0.5 x 1.1 x 2.8 = 66 A44: 0.5 x 1.1 x 2.8 = 66 A44: 0.5 x 1.1 x 2.8 = 66 A44: 0.5 x 2.8 x 2.8 = 44 A45: 24.0 x 2.8 = 66 A46: 0.5 x 2.8 x 2.8 = 44 A47: 0.5 x 2.8 x 2.8 = 44 A48: 7.0 x 2.8 = 44 A48: 7.0 x 2.8 = 44 A48: 7.0 x 2.8 = 44		A TO VIOLE WITH THE PROPERTY OF THE PROPERTY O		
A20: 0.5 x 1.1 x 2.8 = 1.4 A21: 25 1 x 2.8 = 6.9 A22: 0.5 x 0.8 x 1.5 = 0.0 A22: 0.5 x 0.8 x 1.5 = 0.0 A23: 25.6 x 1.5 = 0.0 A23: 25.6 x 1.5 = 0.0 A23: 25.6 x 1.5 = 0.0 A25: 0.5 x 0.8 x 1.5 = 0.0 A25: 0.5 x 0.8 x 1.5 = 0.0 A26: 24.0 x 1.0 = 0.0 A26: 24.0 x 2.5 = 0				
A21: 251 x 28 = 69 A22: 0.5 x 0.6 x 1.5 = 0. A23: 25.6 x 1.5 = 0. A24: 0.5 x 0.0 x 1.5 = 0. A25: 0.5 x 0.6 x 1.5 = 0. A26: 24.0 x 1.5 = 3.6 A27: 0.5 x 0.3 x 1.7 0 = 2. A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37: A46: A40: 0.5 x 2.8 x 2.6 = 1. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5 (24.0 + 22.7) x 0.0 = 0. A41: 12.7 x 1.5 = 19. A42: A43: A43: A43: A43: A43: A43: A43: A43	A13			
A22: 0.5 x 0.6x1.5 = 0.0 A23: 226 x 1.5 = 0.0 A24: 0.5 x 0.6x1.5 = 0.0 A25: 0.5 x 0.6x1.5 = 0.0 A26: 0.5 x 0.6x1.5 = 0.0 A26: 0.5 x 0.6x1.5 = 0.0 A27: 0.5 x 0.6x1.5 = 0.0 A28: 227 A28: 227 A28: 23.7 x 17.0 = 0.0 A29: 0.5 x 2.8x2.8 = 0.0 A30: 0.5 x 2.8x2.8 = 0.0 A31: 7.0 x 2.8 = 0.0 A31: 7.0 x 2.8 = 0.0 A32: 21.0 x 6.0 = 0.0 A33: 19.5 x 8.0 = 0.0 A34: 17.5 x 11.0 = 0.0 A35: 23.5 x 13.0 = 0.0 A36: 13.0 x 7.0 = 0.0 A37: 24.0 x 26.0 = 0.0 A38: 25.1 x 5.5 = 0.0 A39: 24.0 x 26.0 = 0.0 A39: 24.0 x 27.0 = 0.0 A39: 24.0 x 28.0 = 0.0 A41: 12.7 x 1.5 = 0.0 A42: 0.5 x 1.1x2.8 = 0.0 A43: 24.0 x 2.8 = 0.0 A44: 0.5 x 1.1x2.8 = 0.0 A45: 24.0 x 2.8 = 0.0 A46: 0.5 x 2.8x2.8 = 0.0 A47: 0.5 x 2.8x2.8 = 0.0 A48: 7.0 x 2.8 = 0.0 A48: 7.0 x 2.	7.0			
A23: 25.6 x 1.5 = 38. A24: 0.5 x 0.5 x 1.5 = 0. A25: 0.5 x 0.6 x 1.5 = 36. A26: 24.0 x 1.5 = 36. A27: 0.5 x 0.3 x 1.7 0 = 2. A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 156. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 1592. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37 A38 A39: 24.0 x 17.0 = 408. A30: 0.5 (24.0 + 22.7) x 0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 1. A44: 0.5 x 1.1 x 2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 4. A48: 7.0 x 2.8 = 19.				1000
A25	A 10	The Association of the Associati		
A25 : 0.5 x 0.8x1.5 = 3.6 A26 : 24.0 x 1.5 = 36 A27 : 0.5 x 0.8x1.7.0 = 402 A29 : 0.5 x 2.8x2.8 = 4 A30 : 0.5 x 2.8x2.8 = 4 A31 : 7.0 x 2.8 = 19 A22				0.0
A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8 x 2.8 = 4. A30: 0.5 x 2.8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37: A36: A37: A38: A39: 24.0 x 17.0 = 408. A49: A49: A49: A49: A49: A49: A49: A49:	A 25 /28 / 24	A25: 0.5 x 0.6x1.5 =		0.5
A27: 0.5 x 0.3x17.0 = 402. A28: 23.7 x 17.0 = 402. A29: 0.5 x 2.8x2.8 = 4. A30: 0.5 x 2.8x2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. Third Floor 871: A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5 y 4.0 x 17.0 = 408. A40: 0.5 y 4.0 x 17.0 = 408. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1 x 2.8 = 66. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A47: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 19.	A 20 A 27			36.0
A29: 0.5 x 2 8 x 2.8 = 4. A30: 0.5 x 2 8 x 2.8 = 4. A31: 7.0 x 2.8 = 19. Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. Third Floor 871. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7 x 0.0 = 0.0. A37: 24.0 x 28.0 = 19. A43: 12.7 x 1.5 = 19. A44: 0.5 x 1.1 x 2.8 = 1. A45: A45: A46: 0.5 x 2.8 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.	A20	$A27: 0.5 \times 0.3 \times 17.0 =$		2.
A29: 0.5 x 2 8x2.8 = 4 A30: 0.5 x 2 8x2.8 = 4 A31: 7.0 x 2.8 = 19 Second Floor 1362. A32: 21.0 x 6.0 = 126. A33: 19.5 x 8.0 = 156. A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A44: 0.5 x 2.8x2.8 = 4. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 4. A48: 7.0 x 2.8 = 19.	NAME	A28: 23.7 x 17.0 =		402.2
A31 : 7.0 x 2.8 = 19 Second Floor 1362. A32 : 21.0 x 6.0 = 126. A33 : 19.5 x 8.0 = 156. A34 : 17.5 x 11.0 = 192. A35 : 23.5 x 13.0 = 305. A36 : 13.0 x 7.0 = 91. Third Floor 871. A37 A40 x 26.0 = 624. A38 : 25.1 x 5.5 = 138. A39 : 24.0 x 17.0 = 408. A40 : 0.5(24.0 + 22.7)x0.0 = 0. A41 : 12.7 x 1.5 = 19. A42 : 0.5 x 11.1x2.8 = 1. A43 : 24.0 x 28 = 66. A44 : 0.5 x 1.1x2.8 = 1. A45 : A46 : 0.5 x 2.8x2.8 = 4. A47 : 0.5 x 2.8x2.8 = 4. A48 : 7.0 x 2.8 = 19.	ASSAULE	THE STREET STREE		4.0
A22				4.0
A32: 21.0 × 6.0 = 126. A33: 19.5 × 8.0 = 156. A34: 17.5 × 11.0 = 192. A35: 23.5 × 13.0 = 305. A36: 13.0 × 7.0 = 91. A37: 24.0 × 26.0 = 624. A38: 25.1 × 5.5 = 138. A39: 24.0 × 17.0 = 408. A40: 0.5(24.0 + 22.7)×0.0 = 0. A41: 12.7 × 1.5 = 19. A42: 0.5 × 1.1×2.8 = 1. A43: 24.0 × 28 = 66. A44: 0.5 × 2.1×2.8 = 66. A44: 0.5 × 2.8 × 2.8 = 66. A46: 0.5 × 2.8 × 2.8 = 4. A48: 7.0 × 2.8 = 4.		A31: 7.0 x 2.8 =		19.8
A33 : 19.5 x 8.0 = 156. A34 : 17.5 x 11.0 = 192. A35 : 23.5 x 13.0 = 305. A36 : 13.0 x 7.0 = 91. Third Floor 871. A37 : 24.0 x 26.0 = 624. A38 : 25.1 x 5.5 = 138. A39 : 24.0 x 17.0 = 408. A40 : 0.5(24.0 + 22.7)x0.0 = 0. A41 : 12.7 x 1.5 = 19. A42 : 0.5 x 1.1x2.8 = 1. A43 : 24.0 x 28 = 66. A44 : 0.5 x 1.1x2.8 = 1. A45 : 24.0 x 28 = 66. A46 : 0.5 x 2.8 x 2.8 = 4. A47 : 0.5 x 2.8 x 2.8 = 4. A48 : 7.0 x 2.8 = 19.		Second Floor		1362.9
A33 : 19.5 x 8.0 = 156. A34 : 17.5 x 11.0 = 192. A35 : 23.5 x 13.0 = 305. A36 : 13.0 x 7.0 = 91. Third Floor 871. A37 : 24.0 x 26.0 = 624. A38 : 25.1 x 5.5 = 138. A39 : 24.0 x 17.0 = 408. A40 : 0.5(24.0 + 22.7)x0.0 = 0. A41 : 12.7 x 1.5 = 19. A42 : 0.5 x 1.1x2.8 = 1. A43 : 24.0 x 28 = 66. A44 : 0.5 x 1.1x2.8 = 1. A45 : 24.0 x 28 = 66. A46 : 0.5 x 2.8 x 2.8 = 4. A47 : 0.5 x 2.8 x 2.8 = 4. A48 : 7.0 x 2.8 = 19.		A32: 21.0 x 6.0 =		126.0
A34: 17.5 x 11.0 = 192. A35: 23.5 x 13.0 = 305. A36: 13.0 x 7.0 = 91. Third Floor 871. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A44: 0.5 x 2.8x2.8 = 4. A46: 0.5 x 2.8x2.8 = 4. A47: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 19.				156.0
A36: 13.0 x 7.0 = 91. Third Floor 871. A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.		A34: 17.5 x 11.0 =		192.5
A35 A36 Third Floor A37: 24.0 x 26.0 = 624. A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A47: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 19.	A34			305.5
A37 : 24.0 x 26.0 = 624. A38 : 25.1 x 5.5 = 138. A39 : 24.0 x 17.0 = 408. A40 : 0.5(24.0 + 22.7)x0.0 = 0. A41 : 12.7 x 1.5 = 19. A42 : 0.5 x 1.1x2.8 = 1. A43 : 24.0 x 2.8 = 66. A44 : 0.5 x 1.1x2.8 = 1. A45 : 24.0 x 2.8 = 66. A46 : 0.5 x 2.8x2.8 = 4. A39 : A48 : 7.0 x 2.8 = 4. A48 : 7.0 x 2.8 = 19.	A35	A36: 13.0 x 7.0 =		91.
A38: 25.1 x 5.5 = 138. A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A39 A48: 7.0 x 2.8 = 49. A48: 7.0 x 2.8 = 19.	AVA.	Third Floor		871.0
A39: 24.0 x 17.0 = 408. A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 66. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A39 A39 A48: 7.0 x 2.8 = 19.		TO A STATE OF THE PARTY OF THE		624.
A40: 0.5(24.0 + 22.7)x0.0 = 0. A41: 12.7 x 1.5 = 19. A42: 0.5 x 1.1x2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 66. A47: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 19.				138.2
A41: 12.7 x 1.5 = 19 A42: 0.5 x 1.1 x 2.8 = 1 A43: 24.0 x 2.8 = 66 A44: 0.5 x 1.1 x 2.8 = 1 A45: 24.0 x 2.8 = 66 A46: 0.5 x 2.8 x 2.8 = 66 A47: 0.5 x 2.8 x 2.8 = 4 A48: 7.0 x 2.8 = 19		I AGENTAL TANGET AND		408.0
A42: 0.5 x 1.1 x 2.8 = 1. A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1 x 2.8 = 1. A45: 24.0 x 2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.	A 77			
A43: 24.0 x 2.8 = 66. A44: 0.5 x 1.1x2.8 = 1. A45: 24.0 x 2.8 = 66. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8x2.8 = 4. A39 A48: 7.0 x 2.8 = 19.	, Au			
A44: 0.5 x 1.1 x 2.8 = 1. A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A39 A48: 7.0 x 2.8 = 19.	(8.45			
A45: 24.0 x 2.8 = 66. A46: 0.5 x 2.8 x 2.8 = 4. A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.				
A46: 0.5 x 2.8x2.8 = 4. A47: 0.5 x 2.8x2.8 = 4. A48: 7.0 x 2.8 = 19.	Al .			
A39 A47: 0.5 x 2.8 x 2.8 = 4. A48: 7.0 x 2.8 = 19.				4.0
A48: 7.0 x 2.8 =	A39	TO AN ADVICE STATE OF THE PARTY		4.0
				19.
Dascincia 1304.	NAME OF THE PARTY	17 A S S S S S S S S S S S S S S S S S S		
		Dawnen		1004.1

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

Document Page 49 of 58

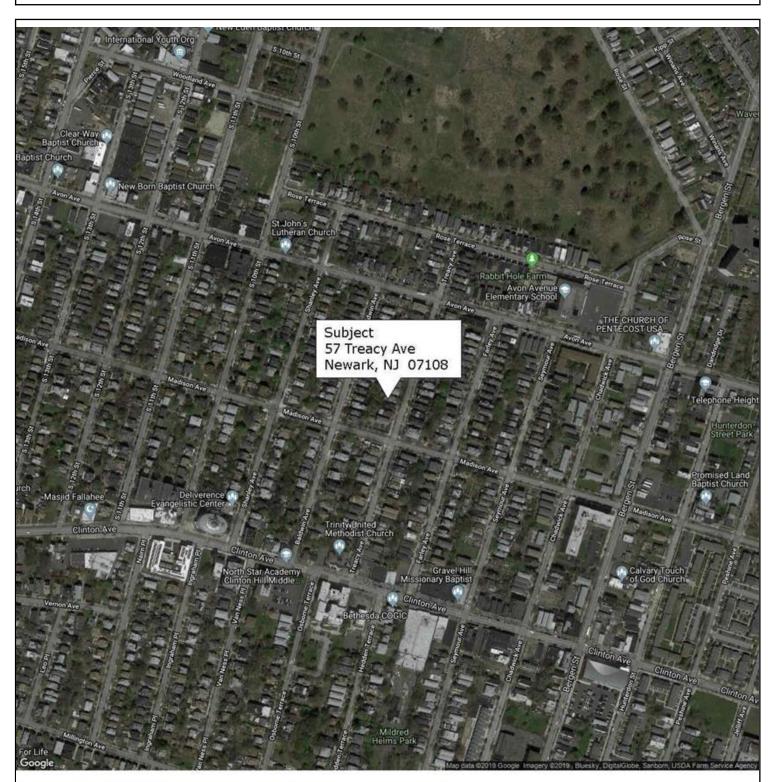
	<u> </u>	 	<u>U</u>	
Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				

	SKETCH CALCULATIONS	Perimeter	Area
AS2 AS3	A49:10.0 x 1.5 = A50:0.5 x 2.8 x 2.8 = A51:10.0 x 2.8 = A52:0.5 x 0.0 x 4.7 = A53:12.8 x 4.7 =		15.0 4.0 28.3 0.1 59.8
AST ASS	A54:10.0 x 1.5 = A55:0.5 x 2.8 x 2.8 = A56:10.0 x 2.8 = A57:0.5 x 0.0 x 4.7 = A58:12.8 x 4.7 = Porch 2		15.0 4.0 28.3 0.1 59.8
	Total Porch Area		214.4

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46

Document Page 50 of 58

Borrower/Client	Samuel Martin			
Property Address	57-59 Treacy Ave			
City Newark		County Essex	State NJ	Zip Code 07108
Lender Wells F	Fargo Bank NA			



FLOOD INFORMATION

Community: CITY OF NEWARK

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 34013C0152F

Panel: 0152F Zone: X

Map Date: 06-04-2007

FIPS: 34013

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest

= Water

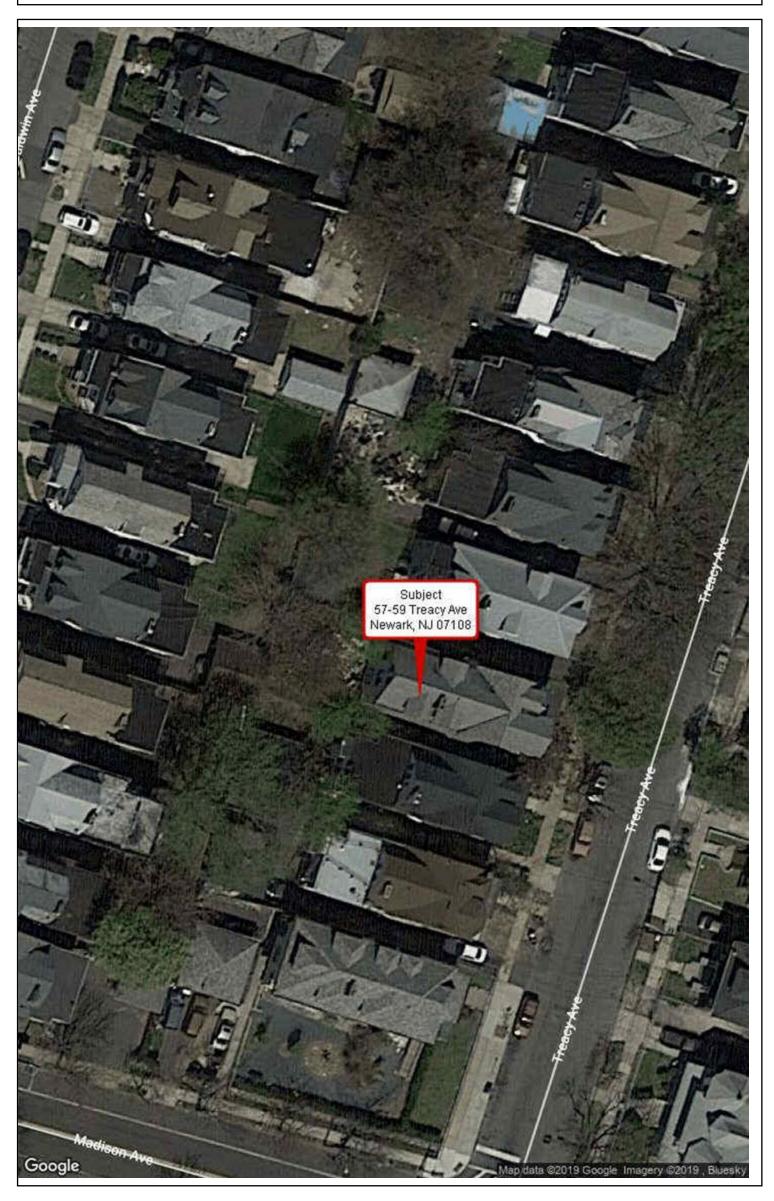
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.

No liability is accepted to any third party for any use or misuse of this flood map or its data.

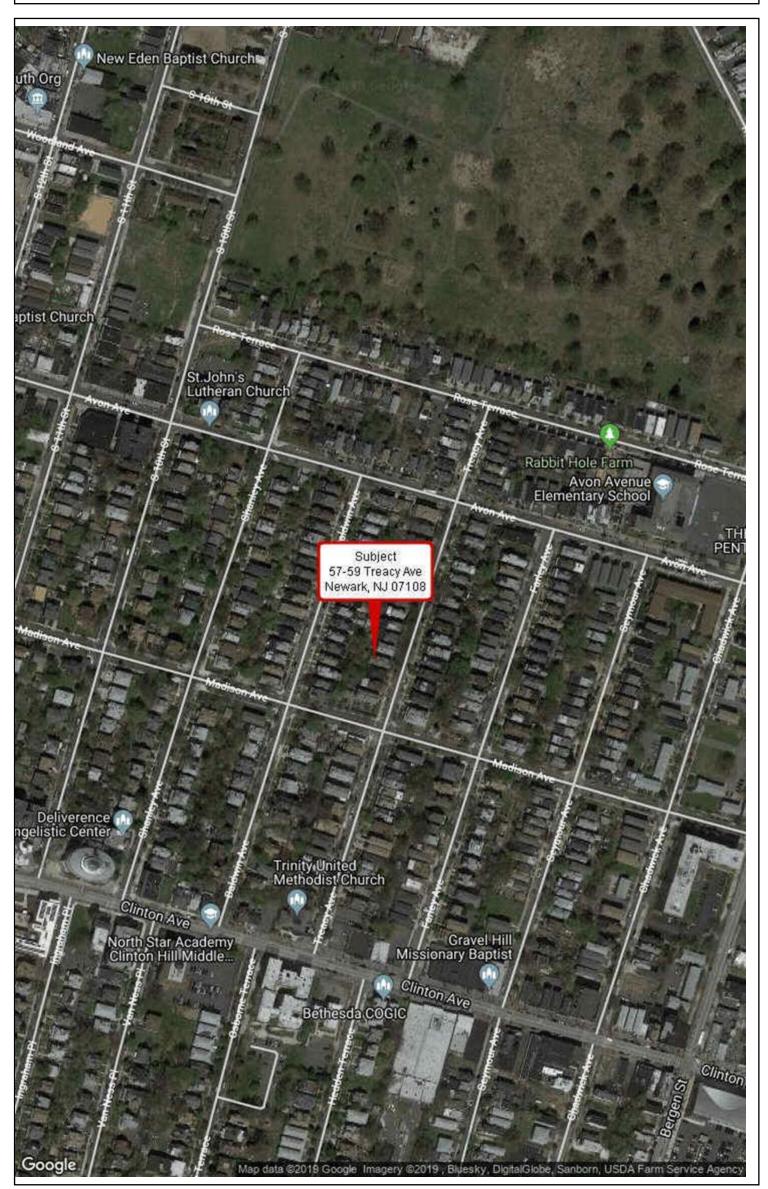
Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 D

		<u>Ducumem Fa</u>	ne of n	0	1 110
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark		County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA				



Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Document Page 52 of 58

			U U U U	1	
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark		County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells I	Fargo Bank NA				



Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Document Page 53 of 58

		<u> </u>		
Borrower/Client Samuel Martin				
Property Address 57-59 Treacy Ave				
City Newark	County Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells Fargo Bank NA				

State Of New Jersey New Jersey Office of the Attorney General Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE Real Estate Appraisers Board

HAS CERTIFIED

Marcus K. Isenberg 6 Crownview Court Sparta NJ 07871

FOR PRACTICE IN NEW JERSEY AS A(N): Cert Residential Appraiser

11/29/2017 TO 12/31/2019 VALID

160

42RC00193800
LICENSE/REGISTRATION/CERTIFICATION#

ACTING DIRECTOR

Document Page 54 of 58

	0 114 4		3		
Borrower/Client	Samuel Martin				
Property Address	57-59 Treacy Ave				
City Newark	Cou	nty Essex	State NJ	Zip Code <u>07108</u>	
Lender Wells	Fargo Bank NA				



DECLARATIONS

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

□ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4113047-18

Renewal of: RAP4113047-17

Program Administrator:

Herbert H. Landy Insurance Agency Inc. 75 Second Ave Suite 410 Needham, MA 02494-2876

Marcus K. Isenberg Item 1. Named Insured: Item 2. Address: 6 Crownview Court Sparta, NJ 07871 City, State, Zip Code:

Item 3. Policy Period: From 10/30/2018 (Month, Day, Year) To 10/30/20 (Month, Day, Year) 10/30/2019

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. \$ 500,000 Damages Limit of Liability - Each Claim 500,000

1,000,000 Damages Limit of Liability - Policy Aggregate C. \$

1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Claim Expenses Limit of Liability - Each Claim

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ 0.00 B. \$ 0.00 Aggregate

Item 6. Premium: \$ 573.00 Additional 0.6% NJ Guaranty Fund Surcharge \$3.44

Item 7. Retroactive Date (if applicable): 10/30/2006

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 NJ (05/13) IL7324 (08/12) D42413 (06/17) D42412 (03/17) D42408 (05/13) D42402 (05/13)

Keray a magnion Authorized Representative

D42101 (03/15)

Page I of I

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Document Page 55 of 58

46 🖂

Al Ready PDF Generated on 03/19/2019 12:45:26 PM

	ED STATES BANKRUPTCY COURT RICT OF NEW JERSEY		
-	on in Compliance with D.N.J. LBR 9004-1(b)		
1617 J Philad 856-81 Attorn ASSO MORT	Hallinan Diamond & Jones, PC FK Boulevard, Suite 1400 elphia, PA 19103 13-5500 eys for U.S. BANK NATIONAL CIATION, AS TRUSTEE FOR BNC TGAGE LOAN TRUST 2006-2, MORTGAGE -THROUGH CERTIFICATES, SERIES 2006-2	Case No: 18-33134 - RG	
SAMU	JEL D MARTIN	Hearing Date: 05/01/2019	
		Judge: ROSEMARY GAMBARDELLA	
		Chapter: 13	
	CERTIFICATION OF SERV	TICE	
1.	I, MICHAEL ROCKS:		
	represent thei	n the above-captioned matter.	
am the secretary/paralegal for Phelan Hallinan Diamond & Jones, PC, who represents U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 in the above captioned matter.			
	am the in the above of myself.	case and am representing	
2.	2. On April 12, 2019 I sent a copy of the following pleadings and/or documents to the parties listed below:		
	Objection to Plan		
3.	3. I hereby certify under penalty of perjury that the above documents were sen using the mode of service indicated.		
Dated: _	1 ,	HAEL ROCKS HAEL ROCKS	

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Desc Main Document Page 57 of 58

Name and Address of Party Served	ame and Address of Party Served Relationship of Party to the Case	
	Turity to the Gust	Hand-delivered
		☐ Regular mail
SAMUEL D MARTIN	Debtor	Certified mail/RR
57-59 TREACY AVE NEWARK, NJ 07108		☐ E-mail
		☐ Notice of Electronic Filing (NEF)
		Other(as authorized by the court *)
		Hand-delivered
		□ Regular mail
SAMUEL D MARTIN		Certified mail/RR
PO BOX 1107 NEWARK, NJ 07101	Debtor	☐ E-mail
		☐ Notice of Electronic Filing (NEF)
		Other(as authorized by the court *)
	Debtor's Attorney	Hand-delivered
		⊠ Regular mail
HERBERT B. RAYMOND, ESQUIRE 7 GLENWOOD AVE		Certified mail/RR
SUITE #408 4TH FLOOR		☐ E-mail
EAST ORANGE, NJ 07017		Notice of Electronic Filing (NEF)
		Other(as authorized by the court *)
		(as authorized by the court)
		_
		Hand-delivered
		Regular Mail
MARIE-ANN GREENBERG, TRUSTEE		Certified mail/RR
30 TWO BRIDGES RD SUITE 330	Trustee	☐ E-mail
FAIRFIELD, NJ 07004		Notice of Electronic Filing (NEF)
		Other (as authorized by the court *)

Case 18-33134-RG Doc 35 Filed 04/12/19 Entered 04/12/19 18:06:46 Desc Main Document Page 58 of 58

		Hand-delivered
U.S. TRUSTEE US DEPT OF JUSTICE OFFICE OF THE US TRUSTEE ONE NEWARK CENTER STE 2100 NEWARK, NJ 07102	Trustee	 ☐ Regular Mail ☐ Certified mail/RR ☐ E-mail ☐ Notice of Electronic Filing (NEF) ☐ Other

^{*} May account for service by fax or other means as authorized by the court through the issuance of an Order Shortening Time.